



Arlington Conservation Commission

Date: Thursday, February 20, 2025

Time: 7:00 PM

Location: Conducted by Remote Participation.

Please register in advance for this meeting. Reference materials, instructions, and access information for this specific meeting will be available 48 hours prior to the meeting on the Commission's agenda and minutes page. This meeting will be conducted in a remote format consistent with Chapter 2 of the Acts of 2023, which further extends certain COVID-19 measures regarding remote participation in public meetings until March 31, 2025. Please note: Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law. This agenda includes those matters which can be reasonably anticipated to be discussed at the meeting.

Agenda

1. Administrative
 - a. Review Meeting Minutes.
2. Discussion
 - a. Mystic to Minuteman Bikeway Working Session.
 - b. Water Bodies Working Group.
 - c. CPA Committee Liaison.
 - d. Tree Committee Update.
 - e. Symmes Conservation Restriction.

3. Hearings

DEP #091-0367: Notice of Intent: 995 Massachusetts Avenue.

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The Arlington Conservation Commission will hold a public hearing to consider a Notice of Intent under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection for parking lot reconstruction at 995 Massachusetts Avenue in the Buffer Zone, Adjacent Upland Resource Area, and Riverfront Area to Mill Brook, as well as the Buffer Zone and Adjacent Upland Resource Area to a Bordering Vegetated Wetland.

Request for Determination of Applicability: 69 Henderson Street.

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The Arlington Conservation Commission will hold a public hearing to consider a Request for Determination of Applicability under the Wetlands Protection Act (WPA) and Arlington Bylaw for

Wetlands Protection for alteration to the existing front porch and steps at 69 Henderson Street in Arlington within the outer 200' Riverfront Area.



Town of Arlington, Massachusetts

DEP #091-0367: Notice of Intent: 995 Massachusetts Avenue.

Summary:

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The Arlington Conservation Commission will hold a public hearing to consider a Notice of Intent under the Wetlands Protection Act and Arlington Bylaw for Wetlands Protection for parking lot reconstruction at 995 Massachusetts Avenue in the Buffer Zone, Adjacent Upland Resource Area, and Riverfront Area to Mill Brook, as well as the Buffer Zone and Adjacent Upland Resource Area to a Bordering Vegetated Wetland.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	995_Massachusetts_Avenue_Notice_of_Intent_Package.pdf	995 Massachusetts Avenue Notice of Intent Package.pdf

HANCOCK **ASSOCIATES**

Surveyors | Engineers | Scientists

NOTICE OF INTENT APPLICATION

For Parking Lot Reconstruction

993 & 995 Massachusetts Avenue

Arlington, MA 0476

55.B-01-101.0

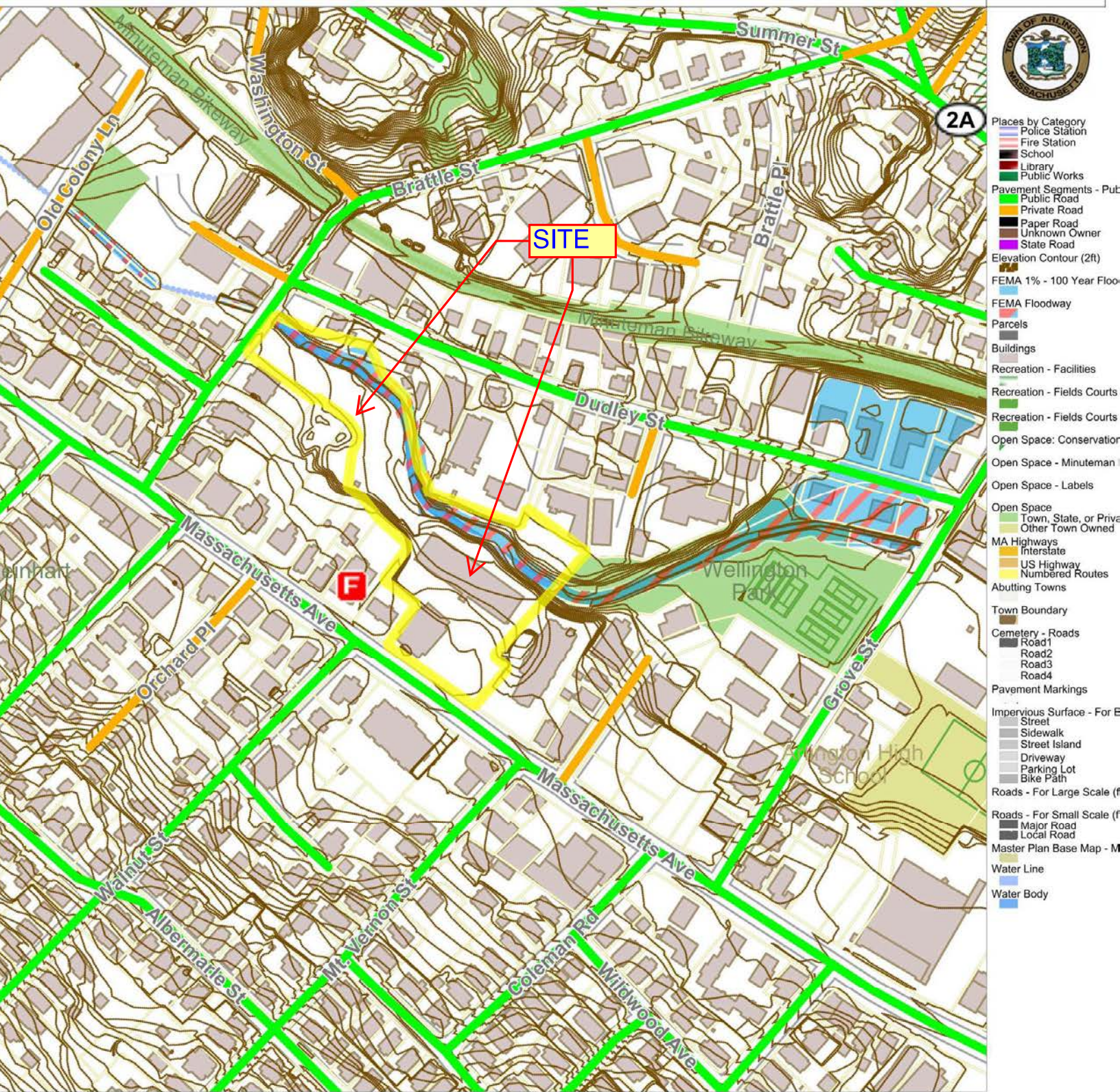
January 15, 2025



List of Attachments

- I. USGS MAP**
- II. Project Narrative /Alternative Analysis**
- III. Town of Arlington Checklist**
- IV. WPA Form 3 Notice of Intent Application**
- V. NOI Wetland Fee Transmittal Form**
- VI. Checklist for Stormwater Report**
- VII. Bylaw Filing Fees and Transmittal Form**
- VIII. FEMA Flood Map**
- IX. Long- and Short-Term Pollution Prevention Plan**
- X. List of Abutters, Abutter Notification Form, & Affidavit of Service**
- XI. Photos of Existing Parking Lot**

I. USGS MAP



II. Project Narrative /Alternative Analysis

Ila. Project Narrative

Mil Brook Condominium proposes replacing the existing parking lot servicing the 101 unit residential building(s) located at 993-995 Massachusetts. The site is currently bounded by a mixture of single and multifamily residential buildings, commercial stores and service industries. A perennial street, Mill Brook, runs through the north end of the site in an easterly direction.

In July of 2024 the Main Annual High-Water Elevation (MAHWE) was flagged by a staff wetland scientist (no Bordering Vegetated Wetland was observed onsite). Almost the entirety of the existing parking lot is within the 100' Adjacent Upland Resource Area (AURA)/Inner Riparian Zone and the entirety of the site lies within the 200' riverfront zone. Approximately 1,070 s.f. of the parking area is located within 25' of the MAHWE. The FEMA flood map (Attachment VIII) generally depicts the 100-year flood elevation confined to the banks of Mill Brook along the southern edge of the stream. There are no Estimated Habitat of Rare Wildlife or Priority Habitats of Rare Species in the vicinity of the site.

Parking for the residential development is accessed from Brattle Street and is a mix of surface and garage under parking. The surface of the parking lot is at the end of its service life and needs to be replaced. Additionally, the parking lot will be striped and designed to meet current MAAB requirements for accessible parking.

There are no drainage structures located within the parking lot. Stormwater sheet flows towards the Mill Brook over a wooded buffer area. The parking surface will be pulverized in place and new bituminous will be placed to match existing grades and drainage patterns, however as depicted on the enclosed site plan, approximately 2,800 feet of existing pavement will be replaced with loam and seed providing additional vegetative buffer to Mill Brook. Additionally, with a reduction in the amount of overall imperviousness onsite, a decrease in the rate and volume of stormwater run-off will be realized after reconstruction.

As defined in Section 4C Article 15 of the Arlington Stormwater Management Bylaws, a minor stormwater permit is required when any land alteration, disturbance, development, or redevelopment results in an increase in impervious area of 348 square feet up to 1,000 and a major stormwater permit is required for an increase in impervious area over 1,000 sf. Since this project will have a reduction in impervious area (Table 1), a Minor/Major Stormwater Management Permit is not required.

Table 1: Pre vs Post Development Impervious Area

	Pre Development (sq. ft.)	Post Development (sq. ft.)	Reduction (sq. ft.)
Impervious Area	27,580	24,750	2,830

IIb. Alternative Analysis

The applicant proposes renovating the existing parking lot serving the condominiums at 993-995 Mass Ave, Arlington MA. The existing parking lot is accessed from Brattle Street is at the end of its service life and does not confirm to current MAAB accessibility requirements. The residential dwellings were constructed in the early 1970s and precede the Riverfront Protection Act. The parking area is required to keep the lot in compliance with Town of Arlington Zoning requirements. Long-term, repaving of the parking lot will be an improvement over existing conditions for as a net decrease in imperviousness of 2,800 square feet will be realized, and subsidence from pot holes/cracked pavement will be reduced.

III. Town of Arlington Checklist



TOWN OF ARLINGTON
MASSACHUSETTS
CONSERVATION COMMISSION

SUBMITTING A NOTICE OF INTENT (NOI)

NOI applications are for projects directly impacting wetlands, also known as resource areas. The filing outlines wetlands protection measures to be taken before, during, and after construction. This guide is an aid to completing the NOI process. Please consult the legal resources listed at the end of this document.

The NOI process determines whether and how your proposed project will be able to proceed. There are five steps to the process.

1. Meet with the Conservation Agent
2. Prepare the application
3. Submit the application
4. Present the project at a public hearing
5. Receive and file the Order of Conditions paperwork

MEET WITH THE CONSERVATION AGENT

Contact the Conservation Agent by phone at (781) 316-3012 or by email at concomm@town.arlington.ma.us to request a meeting. A short phone call is usually all that is needed. If your project includes adding over 350 square feet of impervious surface, you will need to consult with the Engineering Division about compliance with the Arlington Stormwater Management Bylaw.

A [schedule of upcoming hearings has been provided in Appendix A](#) for your scheduling purposes.

PREPARE THE APPLICATION

The following list is required for filing an NOI. Please use the links below to find the forms and information you need. Please check off each item as you have completed it and submit the checklist with your final application.

- ☒ [Wetlands Protection Act Form 3](#)
- ☒ Plan of the proposed work showing, at minimum, all the applicable following details:
 - Property boundaries, easements, rights-of-way, etc.
 - Boundaries of 25-ft, 50-ft, and 100-ft from all resource areas
 - Boundaries of the 100-ft Wetlands Buffer Zone and Adjacent Upland Resource Area
 - Boundaries of the 200-ft Riverfront Area Buffer Zone
 - Base flood elevation or floodplain boundaries
 - Soil characteristics
 - Existing and proposed topography, structures, and other physical features
 - Erosion controls

- ☒ [Topographic map of the site](#) (Click Layers >> Elevation)
- ☒ [FEMA floodplain map of the site](#)
- ☒ Certified list of abutters requested from [the Arlington Assessor's Office](#)
- ☒ [Bylaw Filing Fees and Transmittal Form](#)
- ☐ Bylaw filing fee made payable to the Town of Arlington
- ☒ [State Filing Fee Calculation Worksheet](#)
- ☐ State filing fee checks: one made payable to the Commonwealth of Massachusetts, the other to the Town of Arlington
- ☒ [Completed abutter notification form letter](#)
 - The Conservation Agent will provide you with the date of your hearing.
- ☒ [Signed Affidavit of Service](#)
- ☒ Project narrative describing in detail the proposed work, its location, and wetland resource area impacts. The narrative should address all the applicable following details:
 - Status of the [Estimated Habitat of Rare Wildlife and/or Priority Habitats of Rare Species](#)
 - Stormwater and drainage reports, including how designs conform to the [Arlington Engineering Division's Stormwater Management Standards](#) and the [Department of Environmental Protection's Stormwater Management Standards](#)
 - NOAA Atlas 14+ shall be used for analysis of the 10-, 50-, and 100-year storms.
 - Include a table showing total impermeable surface and total permeable surface before and after construction.
 - Conformance with US Army Corps of Engineers permit requirements.

Additional details may be required by the Conservation Commission, Department of Environmental Protection, or both.

- ☐ 401 Water Quality Certification
- ☐ Chapter 91 License

SUBMIT THE APPLICATION

The NOI packet needs to be submitted two weeks prior to the preferred date of the hearing. When you are ready to submit, please deliver the following to Town Hall:

- *For the Conservation Agent*
 - ☒ One electronic copy of the full filing
 - ☒ One printed copy of the full filing
- *For the Conservation Commission*
 - ☒ One printed copy of the full filing packaged with postage for shipping within Arlington
 - ☒ Three full size copies of all submitted plans, each packaged with postage for shipping within Arlington
- *For the Massachusetts Department of Environmental Protection*
 - ☒ One printed copy of the full filing packaged with valid postage to Wilmington (01887)

IV. WPA Form 3 Notice of Intent Application



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

993 & 995 Massachusetts Ave

a. Street Address

Arlington

b. City/Town

02476

c. Zip Code

Latitude and Longitude:

55.B-1

f. Assessors Map/Plat Number

42.419720

d. Latitude

-71.167950

e. Longitude

101

g. Parcel /Lot Number

2. Applicant:

Thea

a. First Name

Weitz

b. Last Name

Mill Brook Condominium Trust (c/o Thayer & Associates, Inc.)

c. Organization

1812 Mass Ave

d. Street Address

Cambridge

e. City/Town

MA

f. State

02140

g. Zip Code

617-354-6480

h. Phone Number

i. Fax Number

twertz@thayerassociates.com

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Anthony

a. First Name

Donato

b. Last Name

Hancock Associates

c. Company

121 E Berkeley St

d. Street Address

Boston

e. City/Town

MA

f. State

02118

g. Zip Code

617-357-8145

h. Phone Number

617-357-9495

i. Fax Number

adonato@hancockassociates.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$500 + \$350 local bylaw fee

a. Total Fee Paid

\$362.50

b. State Fee Paid

\$387.50 + \$350 = \$612.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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A. General Information (continued)

6. General Project Description:

Re-pave existing parking lot, paint parking stripes, provide accessible parking and accessible route to building

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

15100

c. Book

b. Certificate # (if registered land)

536

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Mill Brook (inland) 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 37,300
square feet

4. Proposed alteration of the Riverfront Area:

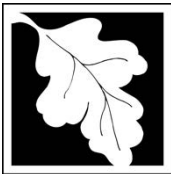
<u>27,580</u>	<u>26,930</u>	<u>650</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

online

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site

- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☒ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☐ No. Check why the project is exempt:
 1. ☐ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Site Plan (two 24"x36" sheets)

a. Plan Title

Hancock Associates

Anthony Dnato

b. Prepared By

c. Signed and Stamped by

01/15/25

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

014547

01/14/25

2. Municipal Check Number

3. Check date

014544

01/14/25

4. State Check Number

5. Check date

Millbrook Conominium

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Arlington

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

January 10, 2025

2. Date

3. Signature of Property Owner (if different)

4. Date

01-06-25

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

V. NOI Wetland Fee Transmittal Form



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

993-995 Massachusetts Avenue

a. Street Address

Arlington

b. City/Town

\$363.50 (State)

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Anthony

a. First Name

Donato

b. Last Name

Hancock Associates

c. Organization

121 East Berkeley Street

d. Mailing Address

Boston

e. City/Town

MA

f. State

02118

g. Zip Code

617-357-8145

h. Phone Number

617-3579495

i. Fax Number

adonato@hancockassociates.com

j. Email Address

3. Property Owner (if different):

Thea

a. First Name

Weitz

b. Last Name

Mill Brook Condominium Trust (c/o Thayer & Associates, Inc.)

c. Organization

1812 Massachusetts Avenue

d. Mailing Address

Cambridge

e. City/Town

MA

f. State

02140

g. Zip Code

617-354-6480

h. Phone Number

i. Fax Number

tweitz@thayerassociates.com

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Parking Lot Reconstruction	1	500	500

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$500
	a. Total Fee from Step 5
State share of filing Fee:	\$362.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$387.50+(\$200
	+\$150Bylaw) = \$737.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Invoice Date	Invoice Number	Voucher	Description	Amount
01/10/2025	NOI / NE	00402894		362.50

Millbrook Condominium

Town of Arlington

Invoice Date	Invoice Number	Voucher	Description	Amount
01/10/2025	ByLaw Fee	00402892		350.00
01/10/2025	NOI Fee	00402893		387.50

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Millbrook Condominium
993-995 Massachusetts Ave.
Arlington, MA 02476

CAMBRIDGE SAVINGS BANK
CAMBRIDGE, MA 02138

53-7112/2113

014544

Date 01/14/2025 Check 014544 Pay This Amount \$*****737.50

Seven Hundred Thirty-Seven and 50/100 DOLLARS*****

Pay to the order of

Town of Arlington

Kenneth Seosin

Donald W. Hayer

Authorized Signature - Not Valid after 90 Days

DOCUMENT INCLUDES A HIDDEN WORD. DO NOT CASH IF THE WORD VOID IS VISIBLE. DOCUMENT ALSO CONTAINS HEAT SENSITIVE INK. TOUCH HERE. RED IMAGE DISAPPEARS WITH HEAT.

014544 2113711201 2431

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Millbrook Condominium
993-995 Massachusetts Ave.
Arlington, MA 02476

CAMBRIDGE SAVINGS BANK
CAMBRIDGE, MA 02138

53-7112/2113

014547

Date 01/14/2025 Check 014547 Pay This Amount \$*****362.50

Three Hundred Sixty-Two and 50/100 DOLLARS*****

Pay to the order of

Commonwealth of Mass

Kenneth Seosin

Donald W. Hayer

Authorized Signature - Not Valid after 90 Days

DOCUMENT INCLUDES A HIDDEN WORD. DO NOT CASH IF THE WORD VOID IS VISIBLE. DOCUMENT ALSO CONTAINS HEAT SENSITIVE INK. TOUCH HERE. RED IMAGE DISAPPEARS WITH HEAT.

014547 2113711201 2431

VI. Checklist for Stormwater Report



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

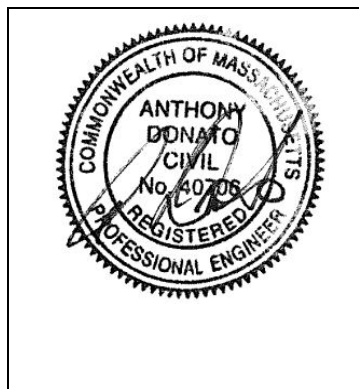
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



10-23-24

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☒ Redevelopment

Project will result in a significant reduction of overall imperviousness (-2,800 s.f. +/-) and as a result will reduce stormwater run-off

☐ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☒ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☒ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Project will result in a significant reduction of overall imperviousness (-2,800 s.f. +/-) and as a result will reduce stormwater run-off rate and volume

Standard 3: Recharge

- ☐ Soil Analysis provided.
- ☐ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☒ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- Project will result in a significant reduction of overall imperviousness (-2,800 s.f. +/-) and as a result will reduce stormwater run-off
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued) **N/A - Redevelopment with decrease in imperviousness**

- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
 - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - ☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- ☐ The BMP is sized (and calculations provided) based on:
 - ☐ The ½" or 1" Water Quality Volume or
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs) N/A

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas N/A

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☒ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☒ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☐ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☐ Name of the stormwater management system owners;
 - ☐ Party responsible for operation and maintenance;
 - ☐ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☐ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☐ Description and delineation of public safety features;
 - ☐ Estimated operation and maintenance budget; and
 - ☐ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- ☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☐ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

VII. Bylaw Filing Fees and Transmittal Form

BYLAW FILING FEES AND TRANSMITTAL FORM

Rules:

1. Fees are payable at the time of filing the application and are non-refundable.
2. Fees shall be calculated per schedule below.
3. Town, County, State, and Federal Projects are exempt from fees.
4. These fees are in addition to the fees paid under M.G.L. Ch. 131, s.40 (ACT).
5. A legal notice charge of \$150 is assessed on all applications for the cost of filing the public notice.

Fee Schedule (ACC approved 1/8/15):

\$	No./Area	Category
		(R1) RDA - \$150 local fee, no state fee
\$200	1	(N1) Minor Project - \$200 (house addition, tennis court, swimming pool, utility work, work in/on/or affecting any body of water, wetland or floodplain).
		(N2) Single Family Dwelling - \$600
		(N3) Multiple Dwelling Structures - \$600 + \$100 per unit all or part of which lies within 100 feet of wetlands or within land subject to flooding.
		(N4) Commercial, Industrial, and Institutional Projects - \$800 + 50¢/s.f. wetland disturbed; 2¢/s.f. land subject to flooding or buffer zone disturbed.
		(N5) Subdivisions - \$600 + \$4/l.f. feet of roadway sideline within 100 ft. of wetlands or within land subject to flooding.
		(N6) Other Fees - copies, printouts; per public records law
		(N7) Minor Project Change - \$50
		(N8) Work on Docks, Piers, Revetments, Dikes, etc - \$4 per linear foot
		(N9) Resource Boundary Delineation (ANRAD) - \$1 per linear foot
		(N10) Certificate of Compliance (COC or PCOC) - No charge if before expiration of Order, \$200 if after that date.
		(N11) Amendments - \$300 or 50% of original local filing fee, whichever is less.
		(N12) Extensions -
		a. Single family dwelling or minor project - \$100.
		b. Other - \$150.
		(N13) Consultant Fee -per estimate from consultant
<i>Subtotal</i>		
	+ \$150	Legal Notice Charge
	TOTAL \$350	

Note: The Notice of Intent Fee Transmittal Form is still required. [Details for calculating the NOI fee are included below.](#)

VIII. FEMA Flood Map

National Flood Hazard Layer FIRMette



71°10'25"W 42°25'27"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR
With BFE or Depth
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard
Zone X

Effective LOMR
Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation
20.2
17.5

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS

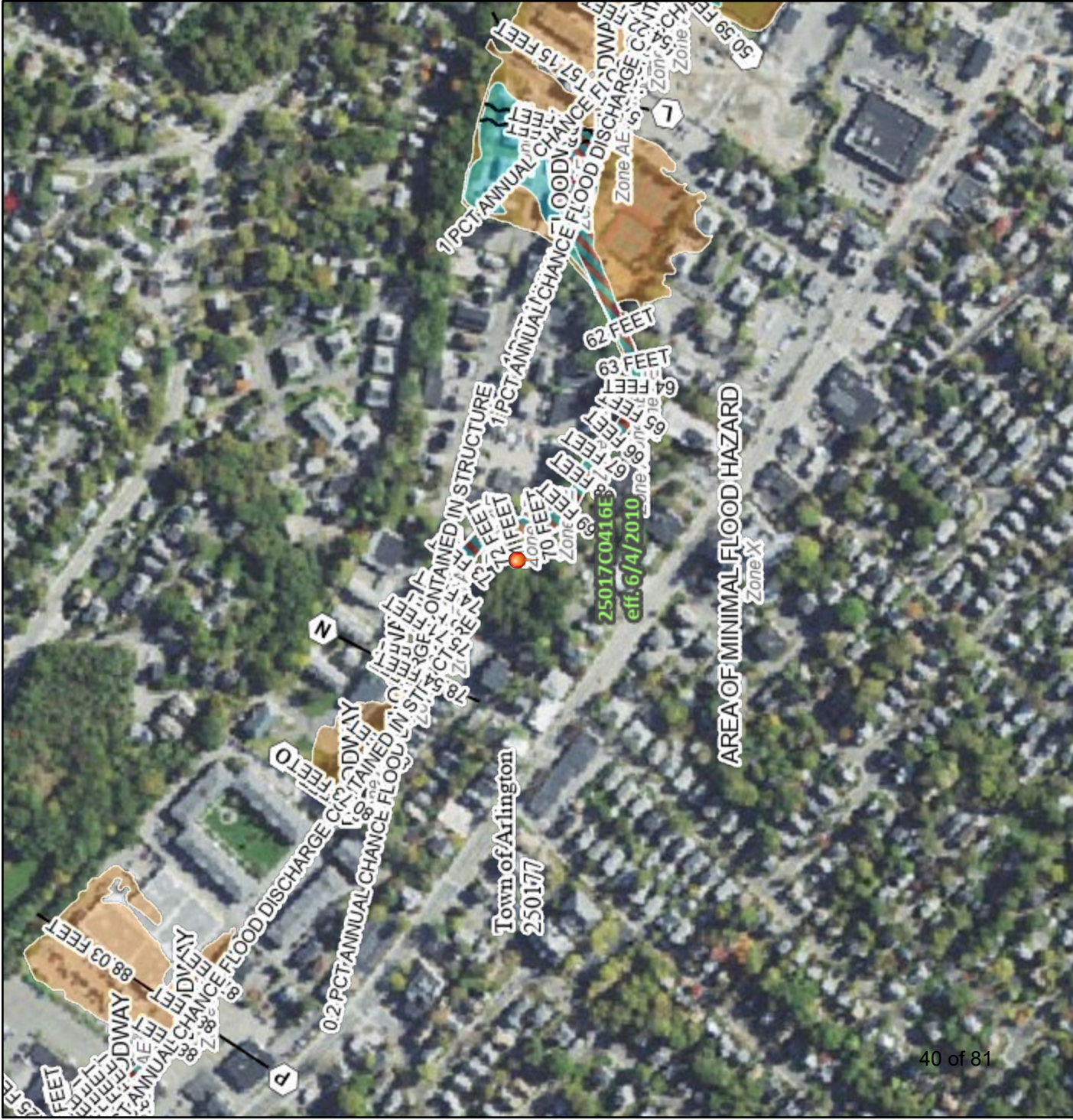


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/24/2024 at 1:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



71°10'25"W 42°25'27"N

Feet

1:6,000

2,000

1,500

1,000

500

250

0

IX. Long- and Short-Term Pollution Prevention Plan

Long and Short Term Pollution Prevention Plan

Construction Period Pollution Prevention and Erosion & Sedimentation Control

Best management practices (BMP) proposed for erosion and sedimentation control include staked straw wattles. Construction BMP's must be maintained. In developing the proposed project certain measures will be implemented to minimize the impacts erosion and sedimentation could have on surrounding areas. This section addresses items that involve proper construction techniques, close surveillance of workmanship, and immediate response to emergency situations. The developer must be prepared to provide whatever reasonable measures are necessary to protect the environment during construction and to stabilize all disturbed areas as soon as construction ends.

During Construction:

1. The contractor shall have a stockpile of materials required to control erosion on-site to be used to supplement or repair erosion control devices. These materials shall include, but are not limited to wattles, silt fence, and crushed stone.
2. The contractor is responsible for erosion control on site and shall utilize erosion control measures where needed, regardless of whether the measures are specified on the plan or in the order of conditions.

Preliminary Site Work

1. Excavated materials should be stockpiled, separating the topsoil for future use on the site. Erosion control shall be utilized along the down slope side of the piles and side slopes shall not exceed 2:1.
2. If intense rainfall is anticipated, the installation of supplemental silt fences shall be considered.
3. Unsuitable excavated material and invasive plant species shall be removed from the site.

Ongoing Site Work

1. Erosion control measures shall be regularly inspected and replaced as needed. The silt fence and outlet check dam shall be monitored for silt buildup and cleaned when sediment reaches half the height of the wattle.

Landscaping

1. Landscaping shall occur as soon as possible to provide permanent stabilization of disturbed surfaces.

2. If the season or adverse weather conditions do not allow the establishment of vegetation, temporary mulching with straw, wood chips weighted with snow fence or other methods shall be provided.
3. A minimum of 4 inches of topsoil shall be placed and its surface smoothed to the specified grades.
4. The use of herbicides is strongly discouraged.
5. Hydro seeding is encouraged for steep slopes. Application rates on slopes greater than 3:1 shall have a minimum seeding rate of 5-lbs/1000 SF. A latex or fiber tackifier shall be used on these slopes at a minimum rate of 50 lbs. of tackifier per 500 gallons of water used.

Construction General Permit - Stormwater Pollution Prevention Plan

Background

In 1972, Congress passed the Federal Water Pollution Control Act (FWPCA), also known as the

Clean Water Act (CWA), to restore and maintain the quality of the nation's waterways. The ultimate goal was to make sure that rivers and streams were fishable, swimmable, and drinkable. In 1987, the Water Quality Act (WQA) added provisions to the CWA that allowed the EPA to govern storm water discharges from construction sites. EPA signed its 2022 Construction General Permit (CGP) for stormwater discharges from construction activities on January 18, 2022. The 2022 CGP, which became effective on February 17, 2022, replaces the 2017 CGP. In 2022, EPA published the final notice for the General Permit for Stormwater Discharges From Construction Activities (Volume 87 No. 15 Federal Register, January 24, 2022). The general permit includes provisions for development of a Storm Water Pollution Prevention Plan (SWPPP) to maximize the potential benefits of pollution prevention and sediment and erosion control measures at construction sites.

General Permit for Stormwater Discharges from Construction Activities Link:

<https://www.epa.gov/npdes/2022-construction-general-permit-cgp>

This project will disturb over one acre of ground cover and/or meets other thresholds related to permit criteria for USEPA National Pollutant Discharge Elimination System (NPDES) compliance. The site contractor is responsible for development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), submission of a Notice of Intent (NOI) to USEPA, inspection and maintenance of sediment control

measures, documentation of maintenance activities, and submission of a Notice of Termination (NOT) to USEPA. The Site Contractor is also responsible to comply with all other federal, state, and local stormwater or NPDES requirements includes the local Order of Conditions issued by the Medford Conservation Commission.

General

Development, implementation, and maintenance of the SWPPP will provide the Developer with the framework for reducing soil erosion and minimizing pollutants in storm water during construction of the project.

The SWPPP will:

- Define the characteristics of the site and the type of construction which will be occurring;
- Describe the site plan for the development to be constructed;
- Describe the practices that will be implemented to control erosion and the release of pollutants in stormwater;
- Create an implementation schedule to ensure that the practices described in this SWPPP are in fact implemented and to evaluate the plan's effectiveness in reducing erosion, sediment, and pollutant levels in storm water discharged from the site; and
- Describe the final stabilization/termination design to minimize erosion and prevent storm water impacts after construction is complete.

SWPPP Content

This SWPPP includes the following:

- Identification of the SWPPP coordinator with a description of this person's duties;
- Identification of the stormwater pollution prevention team that will assist in implementation of the SWPPP during construction.
- Identification of the body of water(s) which will receive runoff from the construction site, including the ultimate body of water that receives the storm water;
- Identification of endangered species habitats;
- Identification of historic properties;
- Identification of drainage areas and potential stormwater contaminants;
- Description of storm water management controls and various Best Management Practices (BMPs) necessary to reduce erosion, sediment and pollutants in storm water discharge;
- Description of the project's monitoring plan and how controls will be coordinated with construction activities; and a

- Description of the implementation schedule and provisions for amendment of the plan.

Once a General Contractor is selected, a SWPPP will be provided prior to construction. An NOI will be submitted through the EPA for coverage under the NPDES Construction General permit at least 14 days prior to earth disturbing activities.

Long-Term Operations and Maintenance Plan

Owner/Responsible Party: Mill Brook Condominium Trust

Estimated Annual Budget: \$1,000

This section is intended to provide the base information for the operation and maintenance of the site in perpetuity and is subject to updates and revisions as required at a future date. As such, all future property owners must be notified in writing of this plan and be provided with a copy of this plan, a complete set of the design drawings and/or a completed as-built plan showing all the drainage features as they were constructed, which are considered part of this document.

Illicit Discharge - Practices to Minimize Storm Water Contamination

- All waste materials will be collected and stored in a securely lidded metal dumpster.
- All trash and debris from the site will be deposited in the dumpster. The dumpster will be emptied on a regular schedule prior to being over full.
- All personnel will be instructed regarding the correct procedure for waste disposal.
- Good housekeeping and spill control practices will be followed to minimize storm water contamination from petroleum products, paints, and cleaning products.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm sewers will be reported to the Massachusetts Department of Environmental Protection Northeast Regional Office at 1-888-304-1133.

Vegetated Areas Maintenance

Although not a structural component of the drainage system, the maintenance of vegetated areas may affect the functioning of stormwater management practices. This includes the health/density of vegetative cover and activities such as the application and disposal of lawn and garden care products, disposal of leaves and trimmings.

Initial Post-Construction Inspection

During the initial period of vegetation establishment, pruning and weeding are required

twice in the first year by contractor or owner. Any dead vegetation/plantings found after the first year will be replaced. Proper mulching is mandatory and regular watering may be required initially to ensure proper establishment of new vegetation.

Long-Term Maintenance

The planted areas shall be inspected on a semi-annual basis and any litter removed. Weeds and invasive plant species shall be removed by hand. Leaf litter and other detritus shall be removed twice per year. If needed to maintain aesthetic appearance, perennial plantings may be trimmed at the end of the growing season.

Trees and shrubs shall be inspected twice per year to evaluate health and attended to as necessary. Seeded ground cover or grass areas shall not receive mulching. Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming. Plant alternative mixtures of grass species in the event of unsuccessful establishment. The grass vegetation should not be cut to a height less than four inches.

Parking lot shall be swept a minimum of twice a year. All sediment shall be disposed of legally.

Pesticide/Herbicide Usage

No pesticides are to be used unless a single spot treatment is required for a specific control application.

Mill Brook Condominium Trust

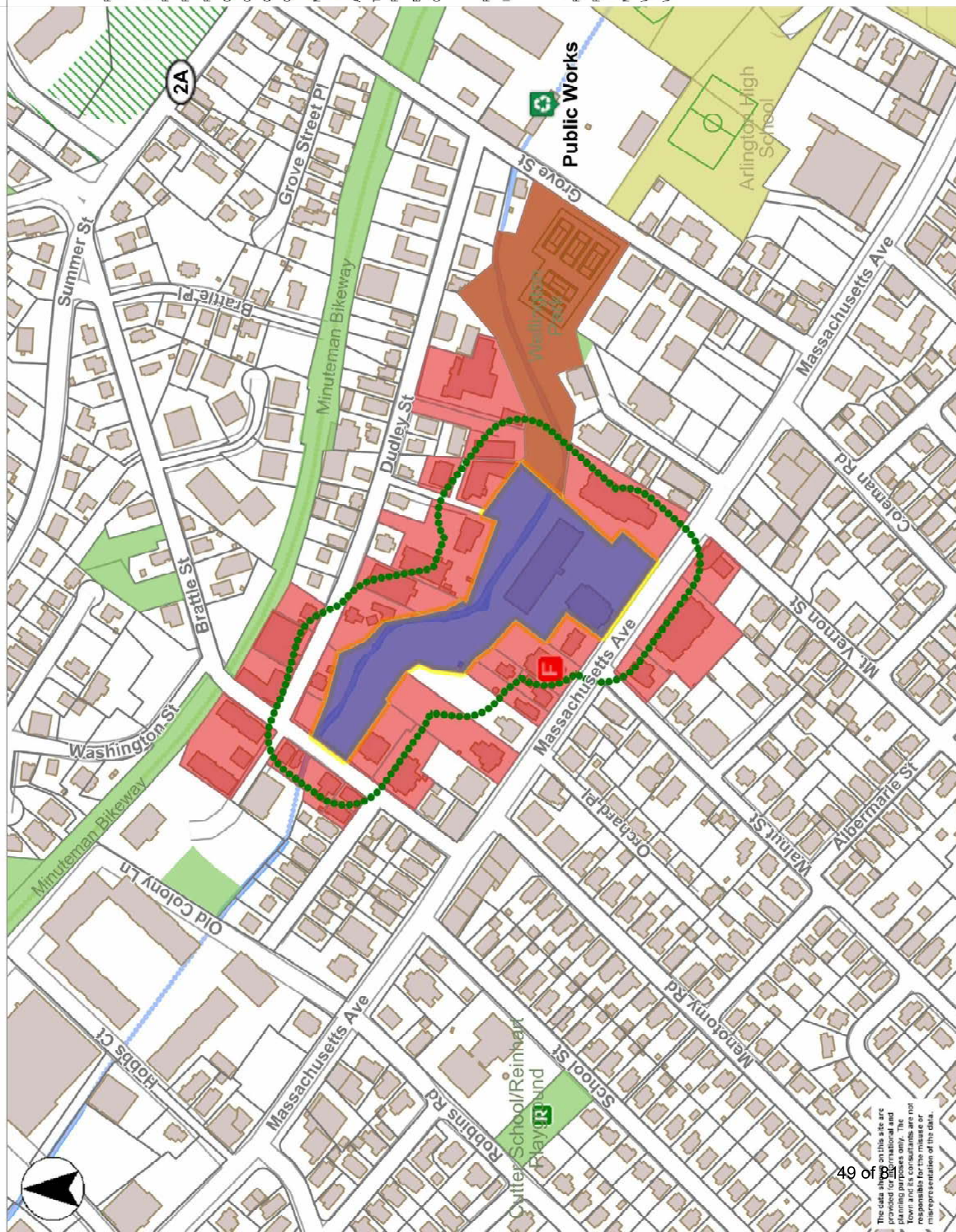
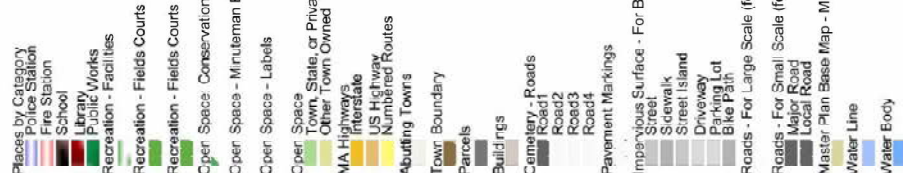
Operations and Maintenance Log

Inspections for Year:_____

Structural Best Management Practice	Action	Date Completed	Comments
Parking lot sweeping 2x per year (Spring & Fall) Estimated Budget: \$1,000/year	Clean		
	Clean		
Vegetated Areas Maintenance – Inspect twice per year. Maintain as required.	Inspect		
	Inspect		

X.

List of Abutters, Abutter Notification Form, & Affidavit of Service





CERTIFIED ABUTTERS LIST

Date: January 13, 2025

Subject Property Location: Mill Brook Condominiums, located at 993 & 995 MASS AVE
Arlington, MA

Search Distance: 100 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
56.A-2-1.A	40 BRATTLE ST UNIT 1	MULLEN ALVIN S III & ANN M		40 BRATTLE ST	UNIT 1	ARLINGTON	MA	02476
56.A-2-2.A	40 BRATTLE ST UNIT 2	SERRA ILARIA	LA COLLA MASSIMILIANO	40 BRATTLE ST	UNIT 2	ARLINGTON	MA	02476
56.A-2-3.A	40 BRATTLE ST UNIT 3	SAMSON DEVON C & VIVIAN L		40 BRATTLE ST	UNIT 3	ARLINGTON	MA	02476
56.A-2-4.A	40 BRATTLE ST UNIT 4	SAHIN MEHMET & MARIA S	SAHIN HUSEYIN A	40 BRATTLE ST	UNIT 4	ARLINGTON	MA	02476
56.A-2-5.A	40 BRATTLE ST UNIT 5	TALREJA TINA	GABA SANJAY	40 BRATTLE ST	UNIT 5	ARLINGTON	MA	02476
56.A-2-6.A	40 BRATTLE ST UNIT 6	COLLINS JULIET		40 BRATTLE ST	UNIT 6	ARLINGTON	MA	02476
56.A-2-7.A	40 BRATTLE ST UNIT 7	CASSIDY MEAGHAN MARIAH/ TTEE	TRUST YOUR INTUITION REVOCABLE	40 BRATTLE ST	UNIT 7	ARLINGTON	MA	02476
56.A-2-10.A	40 BRATTLE ST UNIT 10	CHENG GUILONG CHARLES		40 BRATTLE ST	UNIT 10	ARLINGTON	MA	02476
56.A-2-11.A	40 BRATTLE ST UNIT 11	GRIERSON SHAWN M		40 BRATTLE ST	UNIT 11	ARLINGTON	MA	02476
56.A-2-12.A	40 BRATTLE ST UNIT 12	CHEN TONG & WAN MIN		40 BRATTLE ST	UNIT 12	ARLINGTON	MA	02476
56.A-2-13.A	40 BRATTLE ST UNIT 13	VASQUEZ GINNELLE		40 BRATTLE ST	UNIT 13	ARLINGTON	MA	02476
56.A-2-14.A	40 BRATTLE ST UNIT 14	SILVA LUCIA		40 BRATTLE ST	UNIT 14	ARLINGTON	MA	02476
56.A-2-15.A	40 BRATTLE ST UNIT 15	ELVHEDE FREDRIK &	BELSHAW JENNY LEA	40 BRATTLE ST	UNIT 15	ARLINGTON	MA	02476
56.A-2-16.A	40 BRATTLE ST UNIT 16	VAIDYA PRASAD ANIL & PRIYA		40 BRATTLE ST	UNIT 16	ARLINGTON	MA	02476
56.A-2-8.A	40 BRATTLE ST UNIT 8	CAO LAN & XU QING		40 BRATTLE ST	UNIT 8	ARLINGTON	MA	02476
56.A-2-9.A	40 BRATTLE ST UNIT 9	LU HONGFAN & GUO BIN		40 BRATTLE ST	UNIT 9	ARLINGTON	MA	02476
54-1-1	0-LOT GROVE ST	TOWN OF ARLINGTON PARK	ETHEL WELLINGTON PARK	730 MASS AVE		ARLINGTON	MA	02476
55-1-1	77 DUDLEY ST	A & V DUDLEY STREET LLC		60 BUCKMASTER DR		CONCORD	MA	01742
55-1-1.B	75 DUDLEY ST	A & V DUDLEY STREET LLC		60 BUCKMASTER DR		CONCORD	MA	01742
55-1-2	67 DUDLEY ST	BOUDREAU BARBARA	LIFE ESTATE	67 DUDLEY ST		ARLINGTON	MA	02476
55-2-14.A	1003 MASS AVE	MAHER DAVID F/TRUSTEE	1003 MASS REALTY TRUST	966 BROADWAY		SOMERVILLE	MA	02144
55-2-15	1007 MASS AVE	TOWN OF ARLINGTON	FIRE DEPARTMENT	1007 MASS AVE		ARLINGTON	MA	02476
55-2-16	1011 MASS AVE	HEFTER SCOTT	FINN DAVID	1408 BEACON ST		BROOKLINE	MA	02446
55-2-17	1013-R MASS AVE	CAMPBELL DIONNE M/DEVON L		1013R MASS AVE		ARLINGTON	MA	02476
55-2-18	1017 MASS AVE	ERCOLINI MICHAEL		1017 MASS AVE		ARLINGTON	MA	02476
55-2-20	1025 MASS AVE	1025 MASS AVE LLC		13 WHEELING AVE		WOBURN	MA	01801
55-2-24	11 BRATTLE ST	JOHNSTON CYNTHIA A ETAL/ TRS	LEROY REALTY TRUST	58 RICHFIELD RD		ARLINGTON	MA	02474
55-2-25	17 BRATTLE ST	JOHNSON JUDITH N		17 BRATTLE ST		ARLINGTON	MA	02476
55-2-28.A	0-LOT DUDLEY ST	A & V DUDLEY STREET LLC		60 BUCKMASTER DR		CONCORD	MA	01742
55-2-29.A	76 DUDLEY ST	LYNCH FRANCIS/BEATRICE/L EST		76 DUDLEY ST		ARLINGTON	MA	02476
55-2-30.A	66 DUDLEY ST	CASTELLUCCIO R/LORUSSO S	TRS/THE S & R REALTY TRUST	3 LIDO AVE		BURLINGTON	MA	01803
55-2-30.B	60 DUDLEY ST	SANTINI MARK & GARY--TRS	SANTINI REALTY TR	60 DUDLEY ST		ARLINGTON	MA	02476
55-2-31.B	9 DUDLEY ST PL	FARRELL DUDLEY LLC		299 LEXINGTON ST	#78	WOBURN	MA	01801
55-2-34	14 DUDLEY CT	LWC SB LLC	LWC DUDLEY LLC	657 MAIN ST		WALTHAM	MA	02451
55-2-35	6--10 DUDLEY ST PL	LYONS SEAN S/ TRUSTEE	SEAN S LYONS 2024 BUSINESS TR	22 OLDHAM RD		ARLINGTON	MA	02474



CERTIFIED ABUTTERS LIST

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Arlington, MA

Search Distance: 100 Feet

Subject Parcel

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
55-2-39.A	36-R DUDLEY ST	GREENE BRUCE	JOHNSON LOUISE M	36R DUDLEY ST		ARLINGTON	MA	02476
55-2-39.B	34 DUDLEY ST	PSI ATLANTIC ARLINGTON MA LLC		530 OAK CT DR	SUITE 155	MEMPHIS	TN	38117
55.B-1-101	993 MASS AVE UNIT 101	BUCHANAN ELAINE M/ TTEE	ELAINE M BUCHANAN 2003 REVOCAB	76 BEECH ST	UNIT 2	BELMONT	MA	02478
55.B-1-102	993 MASS AVE UNIT 102	LIN JANE E	LEE KEN A	993 MASS AVE	#102	ARLINGTON	MA	02476
55.B-1-103	993 MASS AVE UNIT 103	MC KINNON GARRETT		239 PLEASANT ST		ARLINGTON	MA	02476
55.B-1-104	993 MASS AVE UNIT 104	FABIANO DIANE M		993 MASS AVE	#104	ARLINGTON	MA	02474
55.B-1-105	993 MASS AVE UNIT 105	URBAN JULIE A/ TRUSTEE	JULIE A URBAN REVOCABLE LIVING	993 MASS AVE	#105	ARLINGTON	MA	02476
55.B-1-106	993 MASS AVE UNIT 106	BOWES ROBERT E & ELAINE M/ TRS	ROBERT E BOWES TRUST	26 LAKEVIEW		ARLINGTON	MA	02476
55.B-1-107	993 MASS AVE UNIT 107	SHANNON VIRGINIA A LIFE ESTATE		993 MASS AVE	#107	ARLINGTON	MA	02476
55.B-1-108	993 MASS AVE UNIT 108	HART ASHLEY		993 MASS AVE	UNIT 108	ARLINGTON	MA	02476
55.B-1-109	993 MASS AVE UNIT 109	LENNEY CHRISTOPHER		993 MASS AVE	#109	ARLINGTON	MA	02476
55.B-1-110	993 MASS AVE UNIT 110	REED MARY ELLEN		993 MASS AVE	#110	ARLINGTON	MA	02476
55.B-1-111	993 MASS AVE UNIT 111	OSHEA EILEEN		993 MASS AVE	#111	ARLINGTON	MA	02476
55.B-1-112	993 MASS AVE UNIT 112	LIN CHUAN	CAO HUAIGU	993 MASS AVE	#112	ARLINGTON	MA	02476
55.B-1-113	993 MASS AVE UNIT 113	SHEEHAN MEAGHAN		581 OLD STRAWBERRY HILL RD		CENTERVILLE	MA	02632
55.B-1-114	993 MASS AVE UNIT 114	IKEMOTO BRIAN Y		40 GILMAN ST		SOMERVILLE	MA	02145
55.B-1-115	993 MASS AVE UNIT 115	CLERMONT JACQUELYN M	CLABAUGH JERRY A	993 MASS AVE	#125	ARLINGTON	MA	02476
55.B-1-117	993 MASS AVE UNIT 117	CHYI SHYUE-LING		993 MASS AVE	#117	ARLINGTON	MA	02476
55.B-1-118	993 MASS AVE UNIT 118	WONG ELIZABETH & MAYWOOD	MARTIN PATRICIA	993 MASS AVE	UNIT 118	ARLINGTON	MA	02476
55.B-1-119	993 MASS AVE UNIT 119	KUNSMAN JANET M		134 WOODSIDE LN		ARLINGTON	MA	02474
55.B-1-120	993 MASS AVE UNIT 120	BAGHDADI REZA	SOLOUKI SAEIDEH	153 BRATTLE ST		ARLINGTON	MA	02474
55.B-1-121	993 MASS AVE UNIT 121	PANTAZOPOULOS NICHOLAS		993 MASS AVE	#121	ARLINGTON	MA	02476
55.B-1-122	993 MASS AVE UNIT 122	LIVINGSTONE DAVID J		993 MASS AVE	#122	ARLINGTON	MA	02476
55.B-1-123	993 MASS AVE UNIT 123	ARLINGTON HOUSING AUTHORITY		4 WINSLOW ST		ARLINGTON	MA	02476
55.B-1-124	993 MASS AVE UNIT 124	WILEY JUSTIN		993 MASS AVE	#124	ARLINGTON	MA	02476
55.B-1-125	993 MASS AVE UNIT 125	CLERMONT JACQUELYN M	CLABAUGH JERRY A	993 MASS AVE	#125	ARLINGTON	MA	02476
55.B-1-126	993 MASS AVE UNIT 126	EISENHART HENRY		993 MASS AVE	UNIT 126	ARLINGTON	MA	02476
55.B-1-127	993 MASS AVE UNIT 127	PASQUALE FRANCO		993 MASS AVE	#127	ARLINGTON	MA	02474
55.B-1-128	993 MASS AVE UNIT 128	LAM VINCENT	ZHAO YAN	993 MASS AVE	UNIT 128	ARLINGTON	MA	02476
55.B-1-201	993 MASS AVE UNIT 201	BAGHDADI REZA	SOLOUKI SAEIDEH	153 BRATTLE ST		ARLINGTON	MA	02474
55.B-1-202	993 MASS AVE UNIT 202	PARATORE JOSEPHINE		28 CROSS ST		BELMONT	MA	02478
55.B-1-203	993 MASS AVE UNIT 203	DANALEVICH JENNIFER		30 MAIN ST	UNIT 3	MEDFORD	MA	02155
55.B-1-204	993 MASS AVE UNIT 204	ILIC KATARINA		993 MASS AVE	UNIT 204	ARLINGTON	MA	02476
55.B-1-205	993 MASS AVE UNIT 205	GUO FEIFEI		993 MASS AVE	#205	ARLINGTON	MA	02474



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Date: January 13, 2025

Subject Property Location: Mill Brook Condominiums, located at 993 & 995 MASS AVE
Arlington, MA

Search Distance: 100 Feet

Subject Parcel

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
55.B-1-206	993 MASS AVE UNIT 206	ABE AYAKA		993 MASS AVE	UNIT 206	ARLINGTON	MA	02476
55.B-1-207	993 MASS AVE UNIT 207	ILIC KATARINA		993 MASS AVE	UNIT 204	ARLINGTON	MA	02476
55.B-1-208	993 MASS AVE UNIT 208	FLANIGAN ELAINE & JAMES/ TRS	JAMES M FLANIGAN TRUST	190 BARLEY NECK RD		ORLEANS	MA	02653
55.B-1-209	993 MASS AVE UNIT 209	HORAN MATTHEW R		993 MASS AVE	UNIT 209	ARLINGTON	MA	02474
55.B-1-210	993 MASS AVE UNIT 210	DALLAS ANN F		993 MASS AVE	#210	ARLINGTON	MA	02476
55.B-1-211	993 MASS AVE UNIT 211	DILEO HEIDI R RUTSTEIN		22 GROVE PL	UNIT 29	WINCHESTER	MA	01890
55.B-1-212	993 MASS AVE UNIT 212	O'BRIEN MICHAEL	SHEN QIANRU	63 SCHOOL ST EXT		NATICK	MA	01760
55.B-1-213	993 MASS AVE UNIT 213	CHEN QIAN		993 MASS AVE	#213	ARLINGTON	MA	02476
55.B-1-214	993 MASS AVE UNIT 214	YOUNG WILLIAM F/TRUSTEE	WILLIAM YOUNG JR TRUST	PO BOX 327	DEPT 16	HOUSTON	TX	77001
55.B-1-215	993 MASS AVE UNIT 215	KARAASLANIAN JACQUELINE		993 MASS AVE	UNIT 215	ARLINGTON	MA	02476
55.B-1-216	993 MASS AVE UNIT 216	PAUL DAVID S		993 MASS AVE	#216	ARLINGTON	MA	02476
55.B-1-217	993 MASS AVE UNIT 217	HEALEY MARGARET L		993 MASS AVE	UNIT 217	ARLINGTON	MA	02476
55.B-1-218	993 MASS AVE UNIT 218	PINE DANIEL R		51 STOWECROFT RD		ARLINGTON	MA	02476
55.B-1-219	993 MASS AVE UNIT 219	RASOGIANNI PANAGIOTA		993 MASS AVE	#219	ARLINGTON	MA	02476
55.B-1-220	993 MASS AVE UNIT 220	BOWLER ELIZABETH M		993 MASS AVE	#220	ARLINGTON	MA	02476
55.B-1-221	993 MASS AVE UNIT 221	GUTHRIE LINDA		993 MASS AVE	#221	ARLINGTON	MA	02476
55.B-1-222	993 MASS AVE UNIT 222	BHANDARI MANISH	BORAR SALONI	993 MASS AVE	UNIT 222	ARLINGTON	MA	02476
55.B-1-223	993 MASS AVE UNIT 223	SIRACUSA JAMES M JR		4 APPLE RIDGE	UNIT 6	MAYNARD	MA	01754
55.B-1-224	993 MASS AVE UNIT 224	GOULD MARGARET M--ETAL	GOULD PATRICK A	32041 VIA CANELA		SAN JUAN CAPISTRANO	CA	95675
55.B-1-225	993 MASS AVE UNIT 225	BURKE SARA		993 MASS AVE	#225	ARLINGTON	MA	02476
55.B-1-226	993 MASS AVE UNIT 226	ORIA MYRA		993 MASS AVE	#226	ARLINGTON	MA	02476
55.B-1-227	993 MASS AVE UNIT 227	ZHOU CHANGHAO		993 MASS AVE	#227	ARLINGTON	MA	02476
55.B-1-228	993 MASS AVE UNIT 228	NGO ALBERT		993 MASS AVE	UNIT 228	ARLINGTON	MA	02476
55.B-1-301	993 MASS AVE UNIT 301	MATTESON MARY BLISS	KWAN NICOLE	993 MASS AVE	#301	ARLINGTON	MA	02476
55.B-1-302	993 MASS AVE UNIT 302	ZHU HUOHUI	JI YANMIN	20 HAWTHORNE AVE		ARLINGTON	MA	02476
55.B-1-303	993 MASS AVE UNIT 303	NAJAFABADI MALIHE AHMADI		993 MASS AVE	UNIT 303	ARLINGTON	MA	02476
55.B-1-304	993 MASS AVE UNIT 304	MICKEVICH ANNA		993 MASS AVE	#304	ARLINGTON	MA	02476
55.B-1-305	993 MASS AVE UNIT 305	BHATTACHAN JONU &	TULACHAN ANUP	993 MASS AVE	UNIT 305	ARLINGTON	MA	02474
55.B-1-306	993 MASS AVE UNIT 306	HARVEY THOMAS M		993 MASS AVE	UNIT 306	ARLINGTON	MA	02476
55.B-1-307	993 MASS AVE UNIT 307	AGHDAMLIAN ANTRANIK S/ TTE	AGHDAMLIAN FAMILY TRUST	993 MASS AVE	#307	ARLINGTON	MA	02476
55.B-1-308	993 MASS AVE UNIT 308	CHEAH JENYENG & SUSAN &	LIANG WENKWAY	993 MASS AVE	#308	ARLINGTON	MA	02476
55.B-1-309	993 MASS AVE UNIT 309	CHAN PATRICK/ TRUSTEE	AMY CHAN REALTY II TRUST	165 PHILIPS BROOKS RD		WESTWOOD	MA	02090
55.B-1-310	993 MASS AVE UNIT 310	SHEN GRACE/ LIFE ESTATE		59 SCITUATE ST		ARLINGTON	MA	02476



CERTIFIED ABUTTERS LIST

Date: January 13, 2025

Subject Property Location: Mill Brook Condominiums, located at 993 & 995 MASS AVE
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Search Distance: 100 Feet

Subject Parcel

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
55.B-1-311	993 MASS AVE UNIT 311	RODRIGUEZ JACQUELINE F		993 MASS AVE	#311	ARLINGTON	MA	02476
55.B-1-312	993 MASS AVE UNIT 312	BHANDARI ANDREW LAM		993 MASS AVE	UNIT 312	ARLINGTON	MA	02476
55.B-1-313	993 MASS AVE UNIT 313	GARCIA FRANCISCO--ETAL	GARCIA CORALIA M	5 COPPERSMITH WAY		LEXINGTON	MA	02476
55.B-1-314	993 MASS AVE UNIT 314	GUAN CHENGHE	ZHANG JING	993 MASS AVE	#314	ARLINGTON	MA	02476
55.B-2-101	995 MASS AVE UNIT 101	BARNES ANGELA/ETAL	FITTANTE MICHAEL	5956 FAIRVIEW WOODS DR		FAIRFAX STATION	VA	22039
55.B-2-102	995 MASS AVE UNIT 102	GHELICHI RAMIN	GHELICHI JESSICA JUNE	3 PAUL REVERE RD		LEXINGTON	MA	02421
55.B-2-103	995 MASS AVE UNIT 103	TEEHAN EDWARD R JR &	TEEHAN MARGARET M	995 MASS AVE	#103	ARLINGTON	MA	02476
55.B-2-104	995 MASS AVE UNIT 104	CORRICELLI DAVID		995 MASS AVE	#104	ARLINGTON	MA	02476
55.B-2-105	995 MASS AVE UNIT 105	PASQUALE FRANCO		995 MASS AVE	UNIT 105	ARLINGTON	MA	02476
55.B-2-106	995 MASS AVE UNIT 106	CATKA KATHERINE		995 MASS AVE	UNIT 106	ARLINGTON	MA	02476
55.B-2-201	995 MASS AVE UNIT 201	ZAVARO GEORGE	ZAVARO NAHREIN	60 BRIGHTON ST		BELMONT	MA	02478
55.B-2-202	995 MASS AVE UNIT 202	CHAN SAU KING	LEUNG KENNETH G	12 RIDGE ST		WINCHESTER	MA	01890
55.B-2-203	995 MASS AVE UNIT 203	CHIVUKULA SRINIVAS & SUSMITHA	TRS/ CHIVUKULA FAMILY TRUST	44 KODIAK LN		MILFORD	MA	01757
55.B-2-204	995 MASS AVE UNIT 204	MACDONALD SHARON		995 MASS AVE	#204	ARLINGTON	MA	02476
55.B-2-205	995 MASS AVE UNIT 205	ST MARKS REALTY LLC		11 WARREN ST		MELROSE	MA	02176
55.B-2-206	995 MASS AVE UNIT 206	LAN TAO/CHEN KEXI		18 BROWNE ST	#2	BROOKLINE	MA	02446
55.B-2-301	995 MASS AVE UNIT 301	SU CLEMENT C	WONG WENDY R	1 NASSAU ST	UNIT 1205	BOSTON	MA	02111
55.B-2-302	995 MASS AVE UNIT 302	SOUZA PEGGY A/ TRUSTEE	BLAIR MICHAEL WARD SUPPLEMENTA	215 GARDEN CIR		BELLEAIR	FL	33756
55.B-2-303	995 MASS AVE UNIT 303	MCCAULEY JAMES & BARBARA		1184 MASS AVE		ARLINGTON	MA	02476
55.B-2-304	995 MASS AVE UNIT 304	CLEVELAND THOMAS /TRUSTEE	SANDRA CLEVELAND TRUST	EDINBURG CENTER/ SANDRA CLEVELAND RD	205 BURLINGTON RD	BEDFORD	MA	01730
55.B-2-305	995 MASS AVE UNIT 305	BIRD CHRISTINE W		995 MASS AVE	#305	ARLINGTON	MA	02476
55.B-2-306	995 MASS AVE UNIT 306	LEUNG YUK KWAI/ TRUSTEE	YUK KWAI LEUNG TRUST UDT	801 FRANKLIN ST	#715	OAKLAND	CA	94607
55.B-2-401	995 MASS AVE UNIT 401	NARVAN LLC		37 HOITT RD		BELMONT	MA	02478
55.B-2-402	995 MASS AVE UNIT 402	KREIFELDT ALEXANDER G		995 MASS AVE	#402	ARLINGTON	MA	02476
55.B-2-403	995 MASS AVE UNIT 403	LILOULEMES ALEXANDROS		995 MASS AVE	UNIT 403	ARLINGTON	MA	02476
55.B-2-404	995 MASS AVE UNIT 404	SHINE GAETANA		995 MASS AVE	#404	ARLINGTON	MA	02476
55.B-2-405	995 MASS AVE UNIT 405	QUI GEPING		6 NASSAU DR		WINCHESTER	MA	01890
55.B-2-406	995 MASS AVE UNIT 406	BOYCE SUZANNE E		2700 ASHLAND AVE	UNIT 21	CINCINNATI	OH	45206
55.B-2-500	995 MASS AVE UNIT 501	GRUBEL JOANNA		995 MASS AVE	UNIT 501	ARLINGTON	MA	02474
55.B-2-502	995 MASS AVE UNIT 502	ZAVARO JOHN		60 BRIGHTON ST		BELMONT	MA	02478
55.B-2-503	995 MASS AVE UNIT 503	ROPI ELAINE		995 MASS AVE	#503	ARLINGTON	MA	02476
55.B-2-504	995 MASS AVE UNIT 504	CARLINO JANET		995 MASS AVE	#504	ARLINGTON	MA	02476
55.B-2-505	995 MASS AVE UNIT 505	LIANG RUITING &	QIAO JING	995 MASS AVE	#505	ARLINGTON	MA	02476



CERTIFIED ABUTTERS LIST

Date: January 13, 2025

Subject Property Location: Mill Brook Condominiums, located at 993 & 995 MASS AVE
Arlington, MA

Search Distance: 100 Feet

Subject Parcel

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
55.B-2-506	995 MASS AVE UNIT 506	MASTROCOLA DAVID/TRUSTEE	MARY KATHRYN MASTROCOLA 2016	995 MASS AVE	UNIT #506	ARLINGTON	MA	02476
55.C-1-101	975 MASS AVE UNIT 101	DELANO ROBERT J/TRUSTEE	ROBERT J DELANO 2012 REVOCABLE	975 MASS AVE	#101	ARLINGTON	MA	02476
55.C-1-102	975 MASS AVE UNIT 102	LANDSKOV ERIK L & GEOFFREY	LANDSKOV DAVID L	C/O GEOFF LANDSKOV	2471 109TH PL NE	BELLEVUE	WA	98004
55.C-1-103	975 MASS AVE UNIT 103	SRETER JULIA I & ESTHER E	SRETER ALBERT J TRUSTEES	33 BEDFORD ST	SUITE 4	LEXINGTON	MA	02420
55.C-1-104	975 MASS AVE UNIT 104	CHENG TING-WEN		975 MASS AVE	APT 104	ARLINGTON	MA	02476
55.C-1-105	975 MASS AVE UNIT 105	KAWATE TOMOHIKO		975 MASS AVE	#105	ARLINGTON	MA	02476
55.C-1-106	975 MASS AVE UNIT 106	TORPEY MARY L		975 MASS AVE	#106	ARLINGTON	MA	02476
55.C-1-107	975 MASS AVE UNIT 107	STERN SALLY R		975 MASS AVE	#107	ARLINGTON	MA	02476
55.C-1-108	975 MASS AVE UNIT 108	LIPTON SHARON R & AMITAI		975 MASS AVE	#108	ARLINGTON	MA	02476
55.C-1-109	975 MASS AVE UNIT 109	REIS TERESA/ TRUSTEE	L & S REALTY TRUST	2 VINE BROOK WAY	UNIT 109	WOBURN	MA	01801
55.C-1-201	975 MASS AVE UNIT 201	JULIER WILLIAM/WALBURGA MABEY		975 MASS AVE	#201	ARLINGTON	MA	02476
55.C-1-202	975 MASS AVE UNIT 202	HODGDON LAWRENCE A JR/TRUSTEE	HODGDON FAMILY TRUST	975 MASS AVE	#202	ARLINGTON	MA	02476
55.C-1-203	975 MASS AVE UNIT 203	HALILAJ SIBORA		975 MASS AVE	UNIT 203	ARLINGTON	MA	02476
55.C-1-204	975 MASS AVE UNIT 204	GERSTUNG STEPHEN D/ INDV & TTE	ESTELLA R GERSTUNG REVOCABLE	975 MASS AVE	#204	ARLINGTON	MA	02476
55.C-1-205	975 MASS AVE UNIT 205	COHN STEPHEN N/ TRUSTEE	FIRST RAYMOND FAMILY IRREVOCAB	23 CAMBRIDGE ST		WINCHESTER	MA	01890
55.C-1-206	975 MASS AVE UNIT 206	SPRINGS CAROL C		975 MASS AVE	#206	ARLINGTON	MA	02476
55.C-1-207	975 MASS AVE UNIT 207	DAVIDSON PATRICIA S	LIFE ESTATE	975 MASS AVE	UNIT 207	ARLINGTON	MA	02476
55.C-1-208	975 MASS AVE UNIT 208	ZMIJEWSKI DAVID T		975 MASS AVE	#208	ARLINGTON	MA	02476
55.C-1-209	975 MASS AVE UNIT 209	WELCH CHERYL A/TRUSTEE	CHERYL WELCH REVOCABLE LIVING	975 MASS AVE	#209	ARLINGTON	MA	02476
55.C-1-301	975 MASS AVE UNIT 301	MATHEWS BARBARA		975 MASS AVE	UNIT 301	ARLINGTON	MA	02476
55.C-1-302	975 MASS AVE UNIT 302	MACMILLAN LYNMARIE		975 MASS AVE	#302	ARLINGTON	MA	02476
55.C-1-303	975 MASS AVE UNIT 303	COOK KENNETH L		975 MASS AVE	UNIT 303	ARLINGTON	MA	02476
55.C-1-304	975 MASS AVE UNIT 304	MANGANARO DIANE MARIE		8 BRATTLE LN		ARLINGTON	MA	02476
55.C-1-305	975 MASS AVE UNIT 305	GOULD MURIEL B		975 MASS AVE	UNIT 305	ARLINGTON	MA	02476
55.C-1-306	975 MASS AVE UNIT 306	KUIN JAMES		60 SPRING GROVE RD		ANDOVER	MA	01810
55.C-1-307	975 MASS AVE UNIT 307	CHAUDHURI MEERA/ TRUSTEE	975 MASS AVE UNIT 307 RLTY TR	15 COLONIAL DR		ARLINGTON	MA	02474
55.C-1-308	975 MASS AVE UNIT 308	MATSUI AKIRA	MATSUI NAOMI	975 MASS AVE	APT 308	ARLINGTON	MA	02476
55.C-1-309	975 MASS AVE UNIT 309	FONTAINE KENNETH		975 MASS AVE	UNIT 309	ARLINGTON	MA	02476
55.C-1-400	975 MASS AVE UNIT 401	CAVESTANY DIEGO LOSADA	SAUQUET INES GUIX	975 MASS AVE	UNIT 401	ARLINGTON	MA	02476
55.C-1-402	975 MASS AVE UNIT 402	BASU BIJAY/SANKARI		975 MASS AVE	#402	ARLINGTON	MA	02476
55.C-1-403	975 MASS AVE UNIT 403	LICHTENDORF JUDITH		975 MASS AVE	UNIT 403	ARLINGTON	MA	02476
55.C-1-404	975 MASS AVE UNIT 404	SCICCHITANO JUDITH M		975 MASS AVE	#404	ARLINGTON	MA	02476
55.C-1-405	975 MASS AVE UNIT 405	THEODOSIOU KERANIE		975 MASS AVE	UNIT 405	ARLINGTON	MA	02476
55.C-1-406	975 MASS AVE UNIT 406	MORAIS ANGELA S		975 MASS AVE	#406	ARLINGTON	MA	02476



CERTIFIED ABUTTERS LIST

Date: January 13, 2025

Subject Property Location: Mill Brook Condominiums, located at 993 & 995 MASS AVE
Arlington, MA

Search Distance: 100 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
55.C-1-407	975 MASS AVE UNIT 407	MARTIN GWENDOLYN		975 MASS AVE	UNIT 407	ARLINGTON	MA	02476
55.C-1-408	975 MASS AVE UNIT 408	DING XIAOJUAN		125 JOHNSON RD		WINCHESTER	MA	01890
55.C-1-409	975 MASS AVE UNIT 409	DIMIINO MICHAEL /TRUSTEE	MICHAEL H DIMIINO TRUST	195 EDENFIELD AVE		WATERTOWN	MA	02472
55.C-1-501	975 MASS AVE UNIT 501	HOEFER ROBERT F/TRUSTEE	ROBERT HOEFER FAMILY TRUST	975 MASS AVE	#501	ARLINGTON	MA	02476
55.C-1-502	975 MASS AVE UNIT 502	ALI SULEIMAN		8 SPRING ST		LEXINGTON	MA	02421
55.C-1-503	975 MASS AVE UNIT 503	FREDERICK JOHN B/ TRUSTEE	JOHN B FREDERICK REVOCABLE TR	975 MASS AVE	#503	ARLINGTON	MA	02476
55.C-1-504	975 MASS AVE UNIT 504	BACHINI REGINA M		975 MASS AVE	#504	ARLINGTON	MA	02476
55.C-1-505	975 MASS AVE UNIT 505	FOLEY JAMES & KATHLEEN/TRS	JIM AND KATHY 2008 TRUST	975 MASS AVE	#505	ARLINGTON	MA	02476
55.C-1-506	975 MASS AVE UNIT 506	DUNN JULIE B		975 MASS AVE	#506	ARLINGTON	MA	02476
55.C-1-507	975 MASS AVE UNIT 507	YANG HONG	CHEN XI	829 ALTAIRE WALK		PALO ALTO	CA	94303
55.C-1-508	975 MASS AVE UNIT 508	TOPAZ DONALD I		975 MASS AVE	#508	ARLINGTON	MA	02476
55.C-1-509	975 MASS AVE UNIT 509	IRVING ANN WARREN/ TTEE	ANN WARREN IRVING REVOCABLE TR	975 MASS AVE	UNIT 509	ARLINGTON	MA	02476
56-2-32	5--7 LAUREL ST	NIGRO FRANK J		5 LAUREL ST		ARLINGTON	MA	02476
56-2-33	1--3 LAUREL ST	ACAD ARLINGTON LLC		1 LAUREL ST		ARLINGTON	MA	02476
56-2-34	18--20 BRATTLE ST	GEANNARIS ANTHONY	SILIPIGNI STEVEN F & TINA	87 PRESCOTT DR		N CHELMSFORD	MA	01863
56-2-35	22--26 BRATTLE ST	KLEUTSCH LAUREN		24 BRATTLE ST		ARLINGTON	MA	02476
127-1-5.A	998 MASS AVE	ARLINGTON HOUSING AUTHORITY		4 WINSLOW ST		ARLINGTON	MA	02474
127-1-7	980 MASS AVE	WATERTOWN SAVINGS BANK		60 MAIN ST		WATERTOWN	MA	02472
127.A-2-114	990 MASS AVE UNIT A14	DUNN JOSEPH P/ LIFE ESTATE		23 ELMWOOD AVE	UNIT B	WINCHESTER	MA	01890
127.A-2-118	990 MASS AVE UNIT A18	MANANDHAR SANJAY & RACHANA		990 MASS AVE	UNIT 18	ARLINGTON	MA	02476
127.A-2-123	990 MASS AVE UNIT A23	RANJIT ROJINA/ TRUSTEE	ROJINA RANJIT REVOCABLE TRUST	990 MASS AVE	UNIT A23	ARLINGTON	MA	02476
127.A-2-127	990 MASS AVE UNIT A27	DONELLON KATHLEEN MARY		990 MASS AVE	UNIT 27	ARLINGTON	MA	02476
127.A-2-133	990 MASS AVE UNIT A33	SHIU WAI CHUNG TIMOTHY		990 MASS AVE	#A33	ARLINGTON	MA	02476
127.A-2-137	990 MASS AVE UNIT A37	YOUELL MICHELLE D/TRUSTEE	MICHELLE D YOUELL TRUST	990 MASS AVE	UNIT 37	ARLINGTON	MA	02476
127.A-2-143	990 MASS AVE UNIT A43	KIEWRA MICHAEL S/ TRUSTEE	MICHAEL S KIEWRA TRUST- 2011	990 MASS AVE	#43	ARLINGTON	MA	02476
127.A-2-147	990 MASS AVE UNIT A47	CARROLL MAUREEN F		990 MASS AVE	UNIT 47	ARLINGTON	MA	02474
127.A-2-153	990 MASS AVE UNIT A53	WANG JIN		990 MASS AVE	UNIT A53	ARLINGTON	MA	02476
127.A-2-157	990 MASS AVE UNIT A57	MITROPOULOS NICHOLAS &	MITROPOULOS MARGARET A	15 JEAN RD		ARLINGTON	MA	02474
127.A-2-163	990 MASS AVE UNIT A63	MCDONNELL MARIE A		990 MASS AVE	#63	ARLINGTON	MA	02476
127.A-2-167	990 MASS AVE UNIT A67	STANTON PAUL J/TRUSTEE	ANN P STANTON IRREVOCABLE TR	990 MASS AVE	UNIT A67	ARLINGTON	MA	02476
127.A-2-173	990 MASS AVE UNIT A73	ZEVIAS DOROTHEA LIFE ESTATE		990 MASS AVE	UNIT 73	ARLINGTON	MA	02476
127.A-2-177	990 MASS AVE UNIT A77	ROHIRA AARTI		990 MASS AVE	UNIT 77	ARLINGTON	MA	02476
127.A-2-183	990 MASS AVE UNIT A83	HANSEN RICHARD F--ETAL	HANSEN NADIA B	990 MASS AVE	#A83	ARLINGTON	MA	02476
127.A-2-187	990 MASS AVE UNIT A87	HALFORD RICHARD/ TRUSTEE	RICHARD M HALFORD MD LIVING TR	990 MASS AVE	UNIT 87	ARLINGTON	MA	02476



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Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
127.A-2-221	990 MASS AVE UNIT B21	FRASER WILLIAM & JUDITH ANNE		7653 OAKMONT DR		LAKEWORTH	FL	33467
127.A-2-225	990 MASS AVE UNIT B25	WALKER HELEN R	LIFE ESTATE	990 MASS AVE	#25	ARLINGTON	MA	02476
127.A-2-231	990 MASS AVE UNIT B31	HOGAN DOROTHY E/TRUSTEE	DOROTHY E HOGAN 2012 REVOCABLE	990 MASS AVE	#B31	ARLINGTON	MA	02476
127.A-2-235	990 MASS AVE UNIT B35	DAMICO MARIANNE		990 MASS AVE	#B35	ARLINGTON	MA	02476
127.A-2-241	990 MASS AVE UNIT B41	RUBIN AMY	KANDEL JOEL	990 MASS AVE	#B41	ARLINGTON	MA	02476
127.A-2-245	990 MASS AVE UNIT B45	DOHERTY ANNE C & MARY	TRS/ ANNE DOHERTY TRUST	990 MASS AVE	#45	ARLINGTON	MA	02476
127.A-2-251	990 MASS AVE UNIT B51	DRISCOLL CAROL		990 MASS AVE	UNIT 51	ARLINGTON	MA	02476
127.A-2-255	990 MASS AVE UNIT B55	DRISCOLL KATHLEEN/ LIFE ESTATE		990 MASS AVE	UNIT B55	ARLINGTON	MA	02476
127.A-2-261	990 MASS AVE UNIT B61	CHAMBERLAIN JOHN T ETAL/ TRS	SAUNDERS CHAMBERLAIN FAMILY	990 MASS AVE	#61	ARLINGTON	MA	02476
127.A-2-265	990 MASS AVE UNIT B65	FLOWERS A BRUCE		990 MASS AVE	UNIT 65	ARLINGTON	MA	02476
127.A-2-271	990 MASS AVE UNIT B71	GILL KENNETH J		33 WESTWIND RD		ANDOVER	MA	01810
127.A-2-275	990 MASS AVE UNIT B75	BRASSEUR FRANCINE		10 RUE SAINT-GERVAIS	17500-JONZAC	FRANCE		
127.A-2-281	990 MASS AVE UNIT B81	FLANAGAN JEAN P		990 MASS AVE	UNIT 81	ARLINGTON	MA	02476
127.A-2-285	990 MASS AVE UNIT B85	FOLGEMAN COURTNEY		990 MASS AVE	#B85	ARLINGTON	MA	02476
127.A-2-312	990 MASS AVE UNIT C12	CONLON MARIE R & STEPHEN B		78 BAKER ST		BELMONT	MA	02478
127.A-2-317	990 MASS AVE UNIT C17	WONG CHUN LAI	WONG LI	990 MASS AVE	UNIT 17	ARLINGTON	MA	02476
127.A-2-322	990 MASS AVE UNIT C22	CHANG CATHIE Y		990 MASS AVE	#C22	ARLINGTON	MA	02476
127.A-2-326	990 MASS AVE UNIT C26	ARORA NATASHA		990 MASS AVE	UNIT 26	ARLINGTON	MA	02474
127.A-2-332	990 MASS AVE UNIT C32	SHEVCHENKO SERGIY		990 MASS AVE	C32	ARLINGTON	MA	02474
127.A-2-336	990 MASS AVE UNIT C36	ZENG QIANG	LI LINGHUI	246 MOUNTAIN AVE		ARLINGTON	MA	02474
127.A-2-342	990 MASS AVE UNIT C42	BAYNES WILLIAM P JR & MAUD		148 BRATTLE ST		ARLINGTON	MA	02474
127.A-2-346	990 MASS AVE UNIT C46	CHURCH HELEN H/ LIFE ESTATE		990 MASS AVE	#C46	ARLINGTON	MA	02476
127.A-2-352	990 MASS AVE UNIT C52	CARO SUZANNE D		990 MASS AVE	#52	ARLINGTON	MA	02476
127.A-2-356	990 MASS AVE UNIT C56	SELDEN JUDITH		990 MASS AVE	#C56	ARLINGTON	MA	02476
127.A-2-362	990 MASS AVE UNIT C62	HILLIS ROBERT G/ TRUSTEE	ROBERT G HILLIS REVOCABLE TRUS	990 MASS AVE	UNIT 62	ARLINGTON	MA	02476
127.A-2-366	990 MASS AVE UNIT C66	KATZ NEVIN MARGOLIS JR	KATZ MELISSA DAPONTE	990 MASS AVE	UNIT 66	ARLINGTON	MA	02476
127.A-2-372	990 MASS AVE UNIT C72	RAO DEVULAPALLI V & LALITHA D	TRS/ 990 MASS AVE UNIT 72	990 MASS AVE	UNIT 72	ARLINGTON	MA	02474
127.A-2-376	990 MASS AVE UNIT C76	GHADGE MANGESH		990 MASS AVE	UNIT 76	ARLINGTON	MA	02476
127.A-2-382	990 MASS AVE UNIT C82	DUDDY CATHY A		990 MASS AVE	#82	ARLINGTON	MA	02476
127.A-2-386	990 MASS AVE UNIT C86	MORAIS ANGELA		990 MASS AVE	UNIT 86	ARLINGTON	MA	02476
127.A-2-415	990 MASS AVE UNIT D15	SJS PROPERTIES LLC		PO BOX 8		LANCASTER	NH	03584
127.A-2-424	990 MASS AVE UNIT D24	MANGANARO LINDA M		78 SUMMER ST		ARLINGTON	MA	02474
127.A-2-434	990 MASS AVE UNIT D34	CARNEY MAUREEN		990 MASS AVE	UNIT 34	ARLINGTON	MA	02476
127.A-2-444	990 MASS AVE UNIT D44	MAHER JOHN F &	CAPUZZI MASSIMO	990 MASS AVE	UNIT D44	ARLINGTON	MA	02476
127.A-2-454	990 MASS AVE UNIT D54	SILVERNAIL MICHAEL A		990 MASS AVE	#D54	ARLINGTON	MA	02476



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Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
127.A-2-464	990 MASS AVE UNIT D64	SHILLUE NOREEN P	HOLDER LINDA J	550 HIGH ST	UNIT 1	MEDFORD	MA	02155
127.A-2-474	990 MASS AVE UNIT D74	JOHNSON SYDNEY K	JOHNSON JUDITH A	1010 WALTHAM ST	UNIT 462	LEXINGTON	MA	02421
127.A-2-484	990 MASS AVE UNIT D84	GRINNELL CHARLES L ESTATE		C/O CAROL GRINNELL	42 LEXINGTON ST	BURLINGTON	MA	01803
127.A-2-510	990 MASS AVE UNIT E10	LEONIN ELIZABETH C		990 MASS AVE	#E10	ARLINGTON	MA	02476
127.A-2-520	990 MASS AVE UNIT E20	KLYS JOANNE		990 MASS AVE	#E20	ARLINGTON	MA	02476
127.A-2-530	990 MASS AVE UNIT E30	MAGGINI ELIO & DIANA M		990 MASS AVE	UNIT 30	ARLINGTON	MA	02476
127.A-2-540	990 MASS AVE UNIT E40	DELL ANNO STEVE J & LISA R/TR	DELL ANNO FAMILY REVOCABLE TR	1730 VIA DEL VERDES		CONCORD	CA	94521
127.A-2-550	990 MASS AVE UNIT E50	BENJAMIN ALICE DENISE		990 MASS AVE	#E50	ARLINGTON	MA	02476
127.A-2-560	990 MASS AVE UNIT E60	VOGMAN YELENA LIFE ESTATE		990 MASS AVE	UNIT E60	ARLINGTON	MA	02476
127.A-2-570	990 MASS AVE UNIT E70	WISEMAN HELEN J		990 MASS AVE	#E70	ARLINGTON	MA	02476
127.A-2-580	990 MASS AVE UNIT E80	MURPHY MARIE TRUSTEE	MAIRE MURPHY REVOCABLE TR	990 MASS AVE	#E80	ARLINGTON	MA	02476
127.A-2-611	990 MASS AVE UNIT F11	LI DAVID J		990 MASS AVE	#F11	ARLINGTON	MA	02476
127.A-2-616	990 MASS AVE UNIT F16	MANCUSO VINCENZA C/ TRUSTEE	VINCENZA MANCUSO REVOCABLE TR	990 MASS AVE	UNIT 16	ARLINGTON	MA	02476

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 100 feet.



Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
phone: 781.316.3050
email: assessors@town.arlington.ma.us

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection
and the Conservation Commission when filing a Notice of Intent)

I, Anthony Donato, hereby certify under the
(Name of person making the Affidavit)

pains and penalties of perjury that on 01-24-25 I gave notification to abutters
(Date)


in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section
40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the
following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by
Mill Brook Condominium Trust with the Arlington
(Name of Applicant) (Name of Municipality)

Conservation Commission on 1/22/25 for property located at
(Date)

993 and 995 Mass Ave Arlinton, MA
(Address of land where work is proposed)

The form of the notification and a list of the abutters to whom it was given and their addresses,
are attached to this Affidavit of Service.


(Name)

1/22/25

(Date)

ABUTTER NOTIFICATION

Notification to Abutters Under the Massachusetts Wetlands Protection Act and Arlington Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Arlington Wetlands Protection Bylaw, you are hereby notified of the following:

The Conservation Commission will hold a virtual public meeting using Zoom, on *2/20/25* at 7:00 PM in accordance with the provisions of the Mass. Wetlands Protection Act (M.G.L. Ch. 131, s. 40, as amended), the Town of Arlington Bylaws Article 8, Bylaw for Wetland Protection, and in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, for a Notice of Intent from Mill Brook Condominium Trust, for Parking lot pavement reconstruction at 993 & 995 Mass Ave Arlington within 100 feet of a wetland, on Assessor's Property Map/s #55, Lot/s # 1. Please refer to the Commission's online meeting agenda for specific Zoom meeting access information.

A copy of the application and accompanying plans are available by request by contacting the Arlington Conservation at 781-316-3012 or concomm@town.arlington.ma.us. For more information, call the applicant (~~617-357-8145~~), the Arlington Conservation Commission (781-316-3012), or the DEP Northeast Regional Office (978-694-3200).

NOTE: Notice of the Public Hearing will be published at least five (5) business days in advance in *The Arlington Advocate* and will also be posted at least 48 hours in advance in the Arlington Town Hall.

XI. Photos of Existing Parking Lot



Figure 1:Existing Parking lot looking east from Brattle Street



Figure 2: Looking east at garage entrance to building

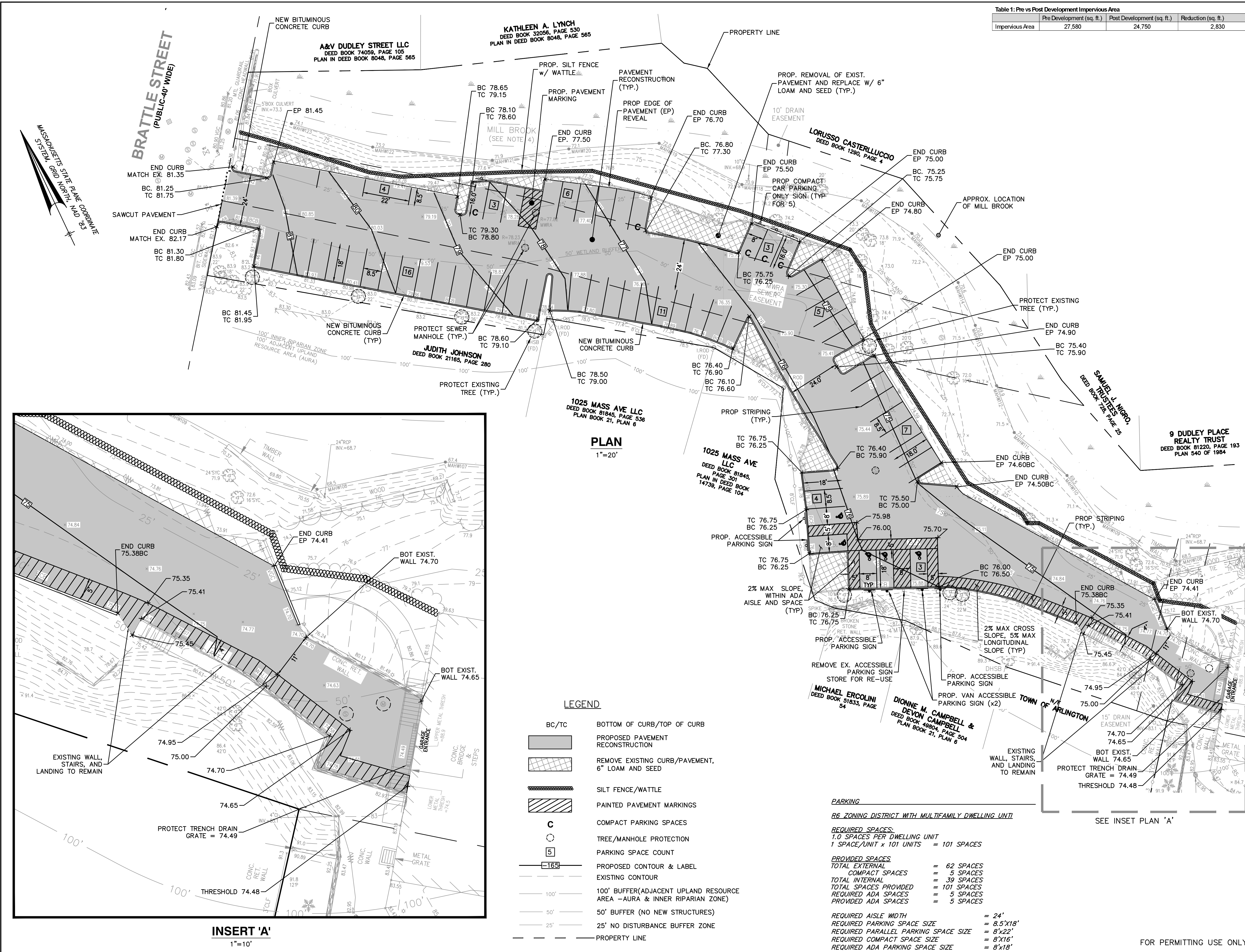
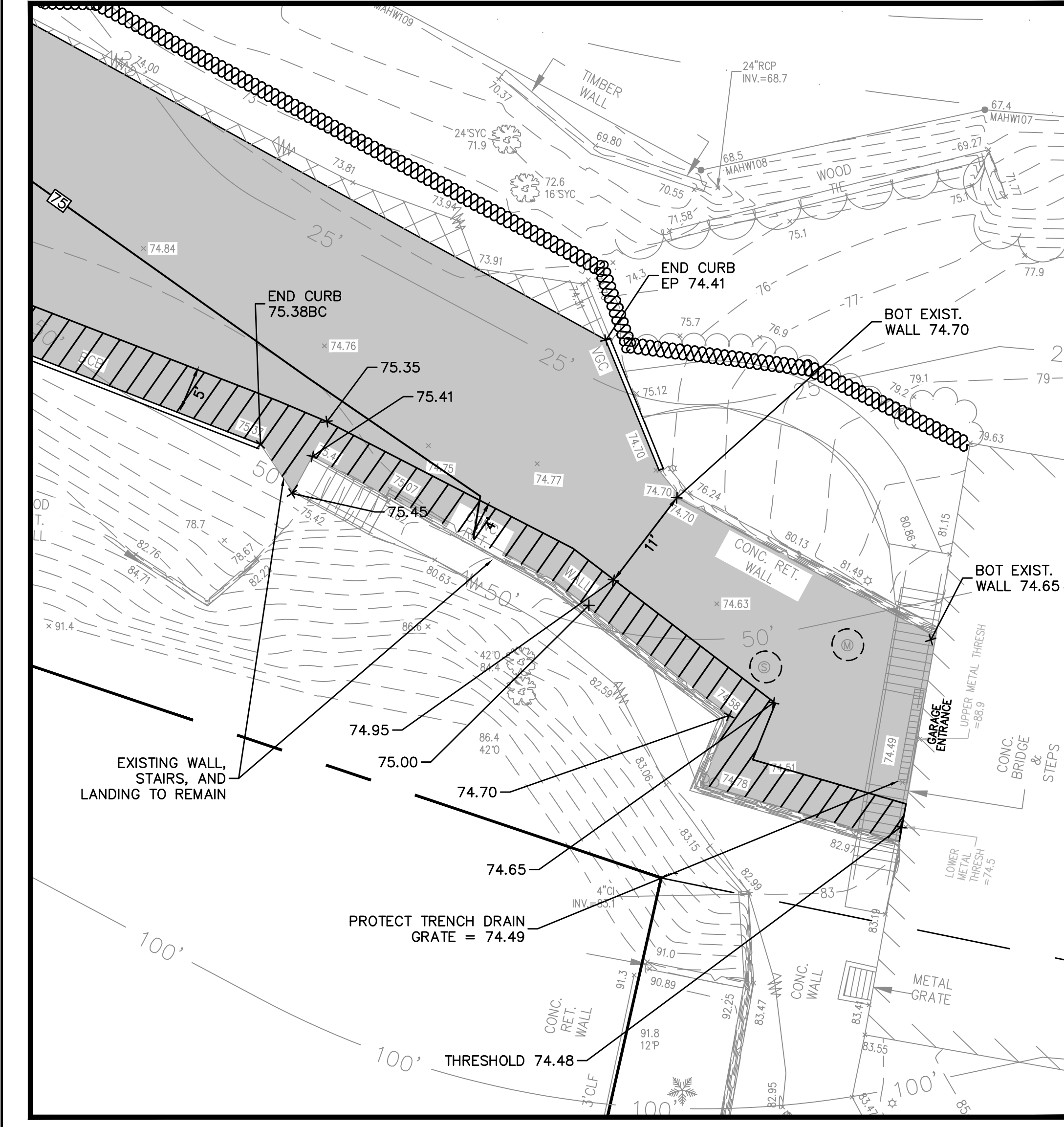


Table 1: Pre vs Post Development Impervious Area

Impervious Area	Pre Development (sq. ft.)	Post Development (sq. ft.)	Reduction (sq. ft.)
	27,580	24,750	2,830



INSERT 'A'
1"=10'

- LEGEND
- BC/TC BOTTOM OF CURB/TOP OF CURB
 - [Hatched Box] PROPOSED PAVEMENT RECONSTRUCTION
 - [Cross-hatched Box] REMOVE EXISTING CURB/PAVEMENT, 6" LOAM AND SEED
 - [Dashed Line] SILT FENCE/WATTLE
 - [Diagonal Lines] PAINTED PAVEMENT MARKINGS
 - C COMPACT PARKING SPACES
 - [Circle with X] TREE/MANHOLE PROTECTION
 - [Square with X] PARKING SPACE COUNT
 - [Line with -165] PROPOSED CONTOUR & LABEL
 - [Line] EXISTING CONTOUR
 - [Line] 100' BUFFER (ADJACENT UPLAND RESOURCE AREA - AURA & INNER RIPARIAN ZONE)
 - [Line] 50' BUFFER (NO NEW STRUCTURES)
 - [Line] 25' NO DISTURBANCE BUFFER ZONE
 - [Dashed Line] PROPERTY LINE

PARKING

R6 ZONING DISTRICT WITH MULTIFAMILY DWELLING UNIT

REQUIRED SPACES:
1.0 SPACES PER DWELLING UNIT
1 SPACE/UNIT x 101 UNITS = 101 SPACES

PROVIDED SPACES
TOTAL EXTERNAL = 62 SPACES
COMPACT SPACES = 5 SPACES
TOTAL INTERNAL = 39 SPACES
TOTAL SPACES PROVIDED = 101 SPACES
REQUIRED ADA SPACES = 5 SPACES
PROVIDED ADA SPACES = 5 SPACES

REQUIRED AISLE WIDTH = 24'
REQUIRED PARKING SPACE SIZE = 8.5'x18'
REQUIRED PARALLEL PARKING SPACE SIZE = 8'x22'
REQUIRED COMPACT SPACE SIZE = 8'x16'
REQUIRED ADA PARKING SPACE SIZE = 8'x18'

995 MASSACHUSETTS AVE

Arlington, Massachusetts

PREPARED FOR

MILL BROOK CONDOMINIUM TRUST

995 Massachusetts Ave
Arlington, Massachusetts 02476

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
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PROPOSED SITE PLAN

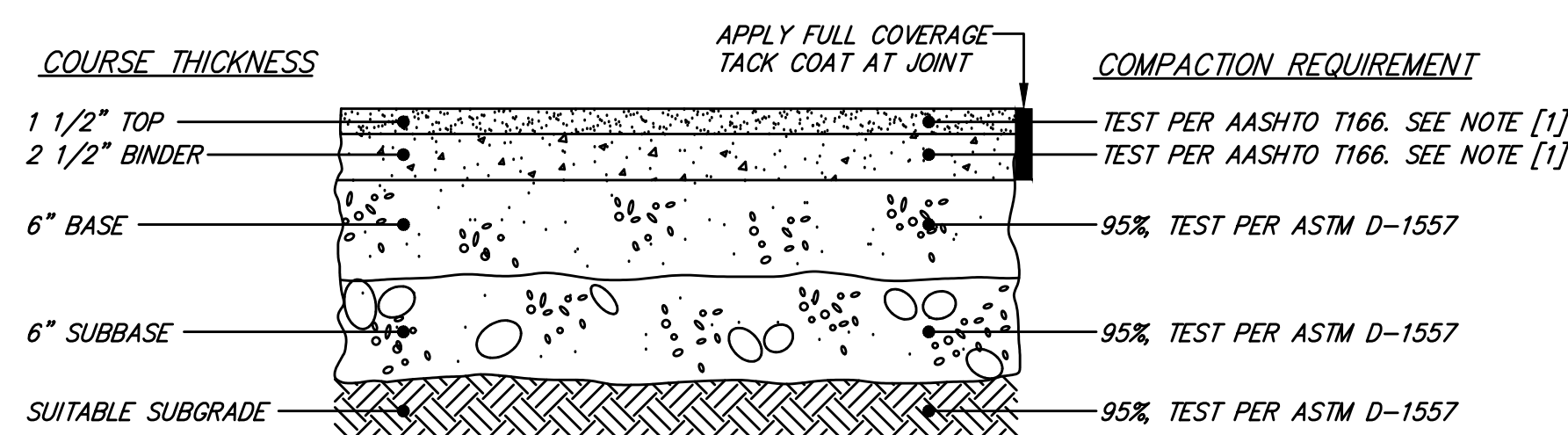
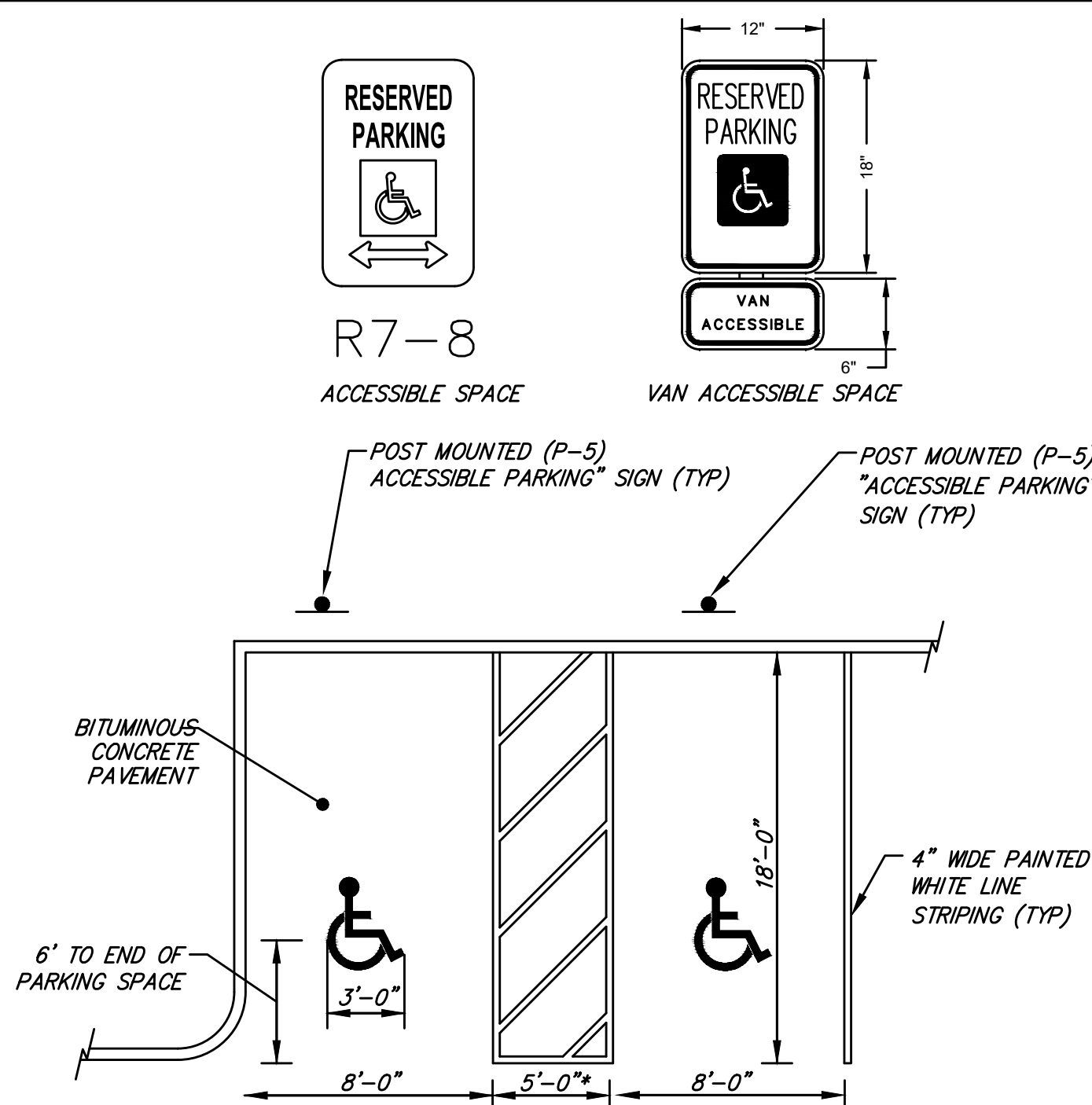
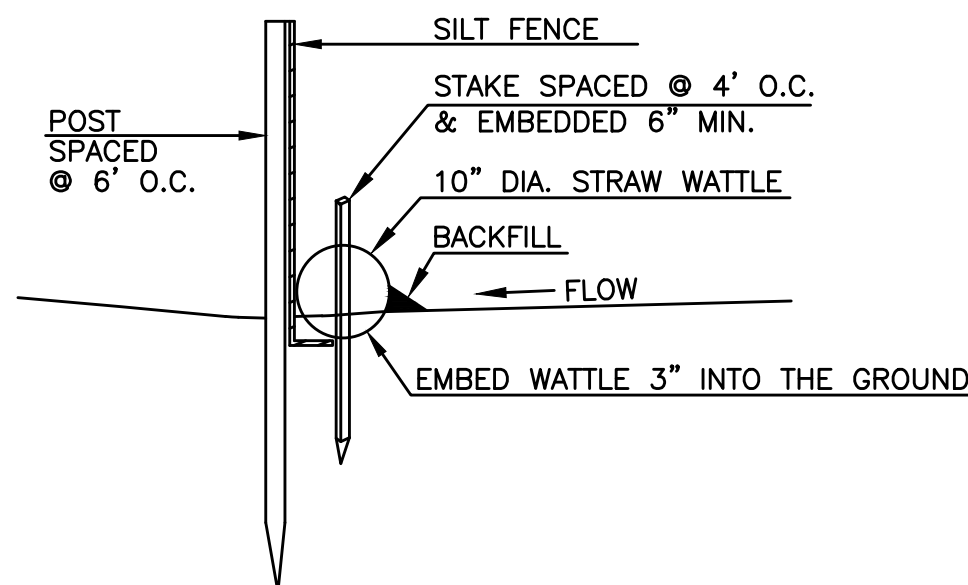
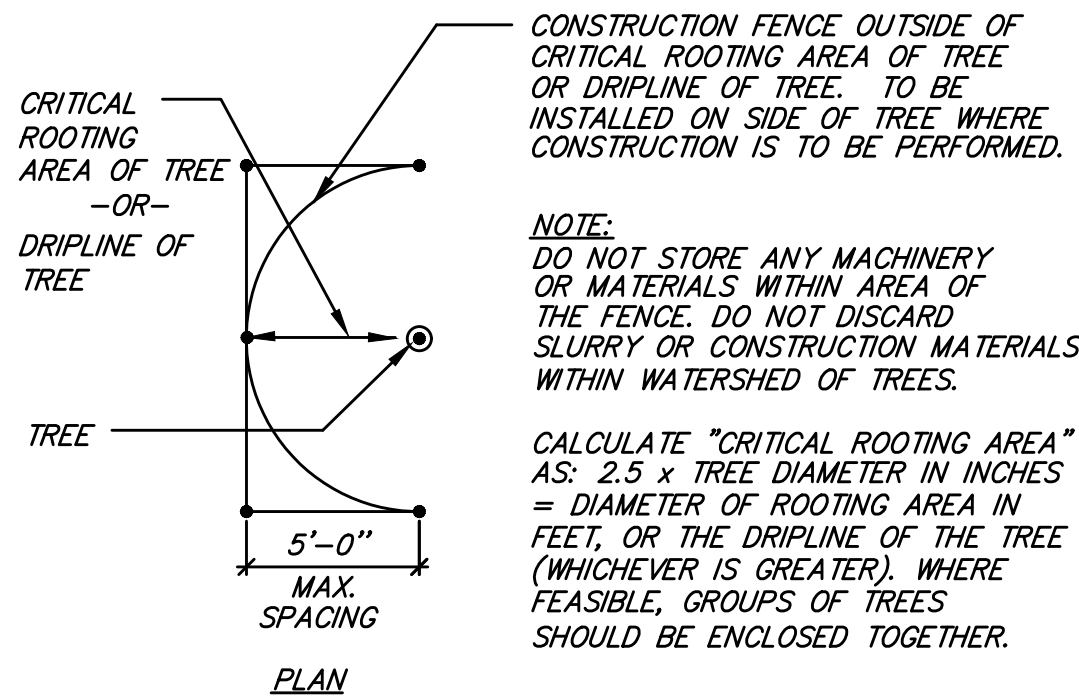
PLOT DATE: Jun 21, 2025 3:23 pm
PATH: C:\p1\30 Projects\27799 Mill Brook Arlington\mg\DWG\

SCALE: 1" = 20'

DATE: 01/15/25	DRAWN BY: OMR
DWG: 27799_SP2.dwg	CHECK BY: AD
LAYOUT: PLAN	SHEET: 1 OF 2
PROJECT NO.:	27799

C-1

FOR PERMITTING USE ONLY



<p>NOTES: [1] COMPACT TO TEST AVERAGE OF 95% $\pm 2.5\%$</p>		
MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP – BITUMINOUS CONCRETE	MHD M3.11.03 CLASS 1, TYPE I-1	1/2
BINDER – BITUMINOUS CONCRETE	MHD M3.11.03 CLASS 1, TYPE I-1	1
BASE – DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE – GRAVEL BORROW	MHD M1.03.0 TYPE C	2

TYPICAL CROSS SECTION
NOT TO SCALE

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION AND SEDIMENTATION CONTROL ARE STAKED STRAW TOWELS, FILTER FENCES, HYDRO SEEDING, AND PHASED DEVELOPMENT. MANY WASTEWATER BMP TECHNOLOGIES (E.G., INFILTRATION TECHNOLOGIES) ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF AND MUST BE PROTECTED FROM CONSTRUCTION-RELATED SEDIMENT LOADINGS. CONSTRUCTION BMP'S WILL BE INSPECTED DAILY AND MAINTAINED AS REQUIRED TO ENSURE PROPER FUNCTION.

- IN DEVELOPING THE PROPOSED PROJECT CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE IMPACTS EROSION AND SEDIMENTATION COULD HAVE ON SURROUNDING AREAS. THIS SECTION ADDRESSES ITEMS THAT INVOLVE PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKMANSHIP, AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES ARE NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND TO STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION ENDS.
- PRE-CONSTRUCTION
1. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO STRAW WATTLES AND CRUSHED STONE.
 2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR IN THE ORDER OF CONDITIONS.
 3. UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
 4. CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
 5. EXISTING CATCH BASINS SHALL BE PROTECTED WITH SILT SACKS.

PRELIMINARY SITE WORK

1. EXCAVATED MATERIALS SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES AND SIDE SLOPES SHALL NOT EXCEED 2:1.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW WATTLE SHALL BE CONSIDERED.

ONGOING SITE WORK

1. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED. SEDIMENT BUILD UP SHALL BE REMOVED WHEN LEVEL REACHES ONE HALF WATTLE HEIGHT AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
2. CATCH BASIN SILT SACKS SHALL BE INSPECTED WEEKLY. SILT SACKS SHALL BE REMOVED AND CLEANED WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE GRATE. SEDIMENT SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
3. CONSTRUCTION ENTRANCE SHALL BE INSPECTED WEEKLY. STONE SHALL BE REMOVED AND REPLACED WHEN SEDIMENT REACHES TOP OF STONE.
4. BRATTLE STREET AND MASS AVE SHALL BE INSPECTED DAILY AND SWEEP AS NEEDED TO KEEP PAVED SURFACE FREE OF STONE AND DEBRIS.
5. NO EXISTING UTILITIES SHALL BE ABANDONED IN PLACE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A FUNCTIONAL STORM DRAINAGE SYSTEM IN BRATTLE STREET AT ALL TIMES DURING CONSTRUCTION, INCLUDING PERIODIC CLEAN OUT OF SEDIMENT.

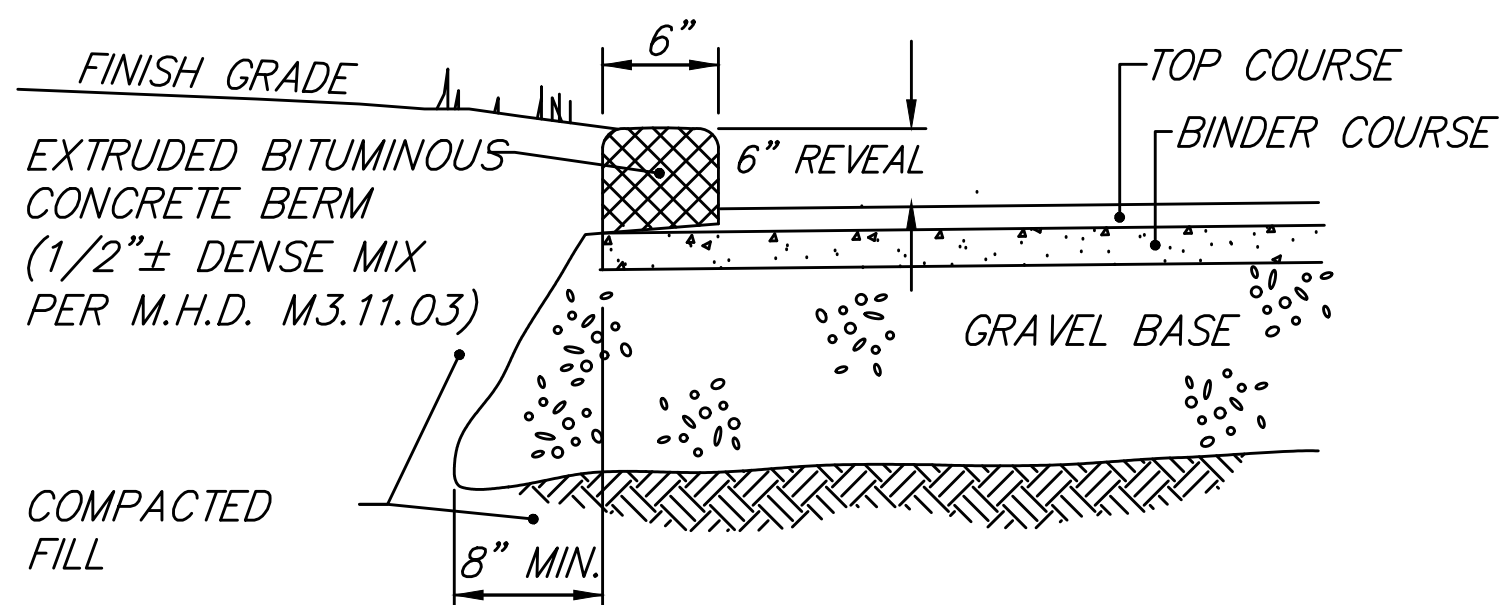
LANDSCAPING

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED.
3. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
4. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED.
5. HYDRO SEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 1:1 SHALL HAVE A MINIMUM SEEDING RATE OF 50 LBS. OF SEED PER 1000 SQ. FT. OF FIBER TACKIFIER SHALL BE USED. ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.

CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL EROSION CONTROL AND SILT SACKS
3. SITE DEMOLITION AND PREPARATION PER PLAN.
4. REPAVE LOT
5. REMOVE CONSTRUCTION ENTRANCE.
6. PAINT PARKING MARKINGS
7. LANDSCAPING, LOAM AND SEED.
10. REMOVAL OF EROSION CONTROL AND SILT SACKS
ONCE FULLY STABILIZED.

2 WATTLE AND SILT FENCE
NOT TO SCALE



5 BITUMINOUS BERM
CROSS SECTION
NOT TO SCALE

GENERAL NOTES

1. EXISTING CONDITIONS SURVEY PREPARED BY HANCOCK ASSOCIATES DATED REVISED 9/13/24.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
2. THE SITE SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0416E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
4. WETLANDS SHOWN HEREON WERE DELINEATED AND THEN FIELD LOCATED BY HANCOCK ASSOCIATES ON JULY 11, 2024. MILL BROOK SHOWN HEREON DIGITIZED FROM PLAN 144 OF 1983. LOCATION SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE.
5. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE ARLINGTON DEPARTMENT OF PUBLIC WORKS STANDARDS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
7. ADJUST ALL UTILITY STRUCTURES TO FINISHED GRADE AS NECESSARY
8. CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING BIT CONC. CURB AND PAVEMENT WITHIN AREAS TO LOAM AND SEED.
9. MAX SLOPE WITHIN ALL ADA PARKING AND ACCESS AREAS SHALL BE 2% IN ALL DIRECTIONS.

ACCESSIBILITY NOTES:

GENERAL NOTES:

1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS AND THE AMERICANS DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG).
2. IT IS ESSENTIAL THAT CONTRACTORS BE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THESE NOTES AND DETAILS ARE INTENDED TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE TIME WHEN THEY ARE BIDDING THE PROJECT. IF SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY, BEFORE MOVING FORWARD WITH THE WORK.
3. THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY HANCOCK ASSOCIATES OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).
4. MAAB REGULATIONS DO NOT ALLOW ANY TOLERANCE ON SLOPE REQUIREMENTS AND THE MAXIMUM SLOPES LISTED BELOW CAN NOT BE EXCEEDED.
5. IT IS RECOMMENDED THAT THE CONTRACTOR USE A 2-FOOT DIGITAL LEVEL TO VERIFY SLOPES PRIOR TO PLACING THE FINISHED SURFACE. IT IS FURTHER RECOMMENDED THAT FORMS BE CHECKED PRIOR TO PLACING CONCRETE OR ASPHALT.
6. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.
7. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE).

WALKWAYS:

1. WIDTH OF WALKWAYS SHALL NOT BE LESS THAN 48 INCHES, EXCLUDING CURB STONES.
2. WALKWAYS SHALL PROVIDE A MINIMUM OF 36 INCHES CLEAR, UNOBSTRUCTED PATH OF TRAVEL PAST ALL OBSTRUCTIONS. (I.E. UTILITY POLES, SIGNS, FIRE HYDRANTS, ETC.)
3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
4. AT THE INTERSECTION OF TWO SIDEWALKS, THERE SHALL BE A LEVEL LANDING WITH NO SLOPE GREATER THAN 2% IN ANY DIRECTION.
5. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS CONSIDERED A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB CUT RAMPS.
6. ACCESSIBLE ROUTE SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

ABUTTER NOTIFICATION

Notification to Abutters Under the Massachusetts Wetlands Protection Act and Arlington Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Arlington Wetlands Protection Bylaw, you are hereby notified of the following:

The Conservation Commission will hold a virtual public meeting using Zoom, on 2/20/25 at 7:00 PM in accordance with the provisions of the Mass. Wetlands Protection Act (M.G.L. Ch. 131, s. 40, as amended), the Town of Arlington Bylaws Article 8, Bylaw for Wetland Protection, and in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, for a Notice of Intent from Mill Brook Condominium Trust, for Parking lot pavement reconstruction at 993 & 995 Mass Ave Arlington within 100 feet of a wetland, on Assessor's Property Map/s #55, Lot/s # 1. Please refer to the Commission's online meeting agenda for specific Zoom meeting access information.

A copy of the application and accompanying plans are available by request by contacting the Arlington Conservation at 781-316-3012 or concomm@town.arlington.ma.us. For more information, call the applicant (617-357-8145), the Arlington Conservation Commission (781-316-3012), or the DEP Northeast Regional Office (978-694-3200).

NOTE: Notice of the Public Hearing will be published at least five (5) business days in advance in *The Arlington Advocate* and will also be posted at least 48 hours in advance in the Arlington Town Hall.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection
and the Conservation Commission when filing a Notice of Intent)

I, Anthony Donato, hereby certify under the
(Name of person making the Affidavit)

pains and penalties of perjury that on 01-24-25 I gave notification to abutters
(Date)


in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section
40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the
following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by
Mill Brook Condominium Trust with the Arlington
(Name of Applicant) (Name of Municipality)

Conservation Commission on 1/22/25 for property located at
(Date)

993 and 995 Mass Ave Arlinton, MA
(Address of land where work is proposed)

The form of the notification and a list of the abutters to whom it was given and their addresses,
are attached to this Affidavit of Service.


(Name)

1/22/25

(Date)



Town of Arlington, Massachusetts

Request for Determination of Applicability: 69 Henderson Street.

Summary:

Request for Determination of Applicability: 69 Henderson Street.

The Arlington Conservation Commission will hold a public hearing to consider a Request for Determination of Applicability under the Wetlands Protection Act (WPA) and Arlington Bylaw for Wetlands Protection for alteration to the existing front porch and steps at 69 Henderson Street in Arlington within the outer 200' Riverfront Area.

ATTACHMENTS:

Type	File Name	Description
Reference Material	69_Henderson_Street_Request_for_Determination_of_Applicability_Package.pdf	69 Henderson Street Request for Determination of Applicability Package.pdf

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of
Applicability**

Municipality _____

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:
When filling out
forms on the
computer, use
only the tab key
to move your
cursor - do not
use the return
key.



1. Applicant:

Martha and Ryan
First Name

Severy
Last Name

69 Henderson Street
Address

Arlington
City/Town

MA
State

02474
Zip Code

805 795 0441
Phone Number

ryansevery@gmail.com
Email Address

2. Property Owner (if different from Applicant):

First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

Katharine
First Name

MacPhail
Last Name

dEmios Architects
Company Name

34 Oxford Street
Address

Fairhaven
City/Town

MA
State

02719
Zip Code

617 489 8535
Phone Number

kewm@demiosarchitects.com
Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of
Applicability**

Municipality _____

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

69 Henderson Street
Street Address

Arlington
City/Town

42.40410
Latitude (Decimal Degrees Format with 5 digits after decimal
e.g. XX.XXXXX)

-71.13531
Longitude (Decimal Degrees Format with 5 digits
after decimal e.g. -XX.XXXXX)

Map 24 block 5
Assessors' Map Number

Lot 4.0
Assessors' Lot/Parcel Number

[How to find
Latitude and
Longitude](#)

[and how to
convert to
decimal degrees](#)

b. Area Description (use additional paper, if necessary):

Single family property in East Arlington

c. Plan and/or Map Reference(s): (use additional paper if necessary)

survey of property
Title

2/4/25
Date

plans and elevations
Title

2/4/25
Date

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

69 Henderson is an existing single family home constructed in about 2019, located within the 200' riverfront area of alewife Brook. The owners would like to enclose an existing front porch, necessitating a 13.5 square foot landing (3'x4.5') in addition to the existing steps, which would be moved closer to the street. The existing paved walkway would be shortened by 3', the landing would require two 10" sonotubes to 4' below grade. No vegetation would be disturbed.

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

x Single family house on a lot recorded on or before 8/1/96

Single family house on a lot recorded after 8/1/96

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of
Applicability**

Municipality _____

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Expansion of an existing structure on a lot recorded after 8/1/96

Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96

New agriculture or aquaculture project

Public project where funds were appropriated prior to 8/7/96

Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision

Residential subdivision; institutional, industrial, or commercial project

Municipal project

District, county, state, or federal government project

Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

C. Determinations

1. I request the Arlington make the following determination(s). Check any that apply:
Conservation Commission

a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.

b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.

- x c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.

- x d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Arlington
Name of Municipality

e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of
Applicability**

Municipality _____

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

 Ryan Severy
Signature of Applicant

Date 2/4/25


Signature of Representative (if any)

2/5/25

Date

APPENDIX A: ADDITIONAL RDA FILING DOCUMENTS BYLAW FILING FEES AND TRANSMITTAL FORM

Rules:

1. Fees are payable at the time of filing the application and are non-refundable.
2. Fees shall be calculated per schedule below.
3. Town, County, State, and Federal Projects are exempt from fees.
4. These fees are in addition to the fees paid under M.G.L. Ch. 131, s.40 (ACT).

Fee Schedule (ACC approved 1/8/15):

\$	No./Area	Category
150	1	(R1) RDA - \$150 local fee, no state fee
		(N1) Minor Project - \$200 (house addition, tennis court, swimming pool, utility work, work in/on/or affecting any body of water, wetland or floodplain).
		(N2) Single Family Dwelling - \$600
		(N3) Multiple Dwelling Structures - \$600 + \$100 per unit all or part of which lies within 100 feet of wetlands or within land subject to flooding.
		(N4) Commercial, Industrial, and Institutional Projects - \$800 + 50¢/s.f. wetland disturbed; 2¢/s.f. land subject to flooding or buffer zone disturbed.
		(N5) Subdivisions - \$600 + \$4/l.f. feet of roadway sideline within 100 ft. of wetlands or within land subject to flooding.
		(N6) Other Fees - copies, printouts; per public records law
		(N7) Minor Project Change - \$50
		(N8) Work on Docks, Piers, Revetments, Dikes, etc - \$4 per linear foot
		(N9) Resource Boundary Delineation (ANRAD) - \$1 per linear foot
		(N10) Certificate of Compliance (COC or PCOC) - No charge if before expiration of Order, \$200 if after that date.
		(N11) Amendments - \$300 or 50% of original local filing fee, whichever is less.
		(N12) Extensions -
		a. Single family dwelling or minor project - \$100.
		b. Other - \$150.
		(N13) Consultant Fee -per estimate from consultant
<i>Subtotal</i>	\$150	

	+\$150	Legal Notice Charge
	TOTAL \$300	

Note: Submit this form along with the forms submitted for the ACT - the "Wetlands Filing Fee Calculations Worksheet," and the "Notice of Intent Fee Transmittal Form."

ABUTTER NOTIFICATION

Notification to Abutters Under the Massachusetts Wetlands Protection Act and Arlington Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Arlington Wetlands Protection Bylaw, you are hereby notified of the following:

The Conservation Commission will hold a virtual public meeting using Zoom, on February 20, 2025 at 7:00 PM in accordance with the provisions of the Mass. Wetlands Protection Act (M.G.L. Ch. 131, s. 40, as amended), the Town of Arlington Bylaws Article 8, Bylaw for Wetland Protection, and in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, for a Request for Determination of Applicability from Martha and Ryan Severy for enclosing a front porch and extending the front steps to include a 3'x4.5' landing at 69 Henderson Street within 200' feet of a riverfront, on Assessor's Property Map/s #24 block 5, Lot/s #4.0. Please refer to the Commission's online meeting agenda for specific Zoom meeting access information.

A copy of the application and accompanying plans are available by request by contacting the Arlington Conservation at 781-316-3012 or concomm@town.arlington.ma.us. For more information, call the representative of the applicant at 617 489 8535, the Arlington Conservation Commission (781-316-3012), or the DEP Northeast Regional Office (978-694-3200).

NOTE: Notice of the Public Hearing will be published at least five (5) business days in advance in *The Advocate and Star* and will also be posted at least 48 hours in advance in the Arlington Town Hall.

AFFIDAVIT OF SERVICE

I, Katharine MacPhail, being duly sworn, do hereby state as follows: on February 6, 2025, I mailed a "Notification to Abutters" in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, s.40, the DEP Guide to Abutter Notification dated April 8, 1994, and the Arlington Wetlands Protection Bylaw, Title V, Article 8 of the Town of Arlington Bylaws in connection with the following matter:

Enclosing a front porch and extending the front steps to include a 3'x4.5' landing at 69 Henderson Street within 200' feet of a riverfront, on Assessor's Property Map/s #24 block 5, Lot/s #4.0

The form of the notification, and a list of the abutters to whom it was provided and their addresses, are attached to this Affidavit of Service.

Signed under the pains and penalties of perjury, this 5th day of February.



Name



CERTIFIED ABUTTERS LIST

Date: February 5, 2025

Subject Property Address: 69 HENDERSON ST Arlington, MA

Subject Property ID: 24-5-4

Search Distance: 100 Feet - Conservation

1

MAILING ADDRESS

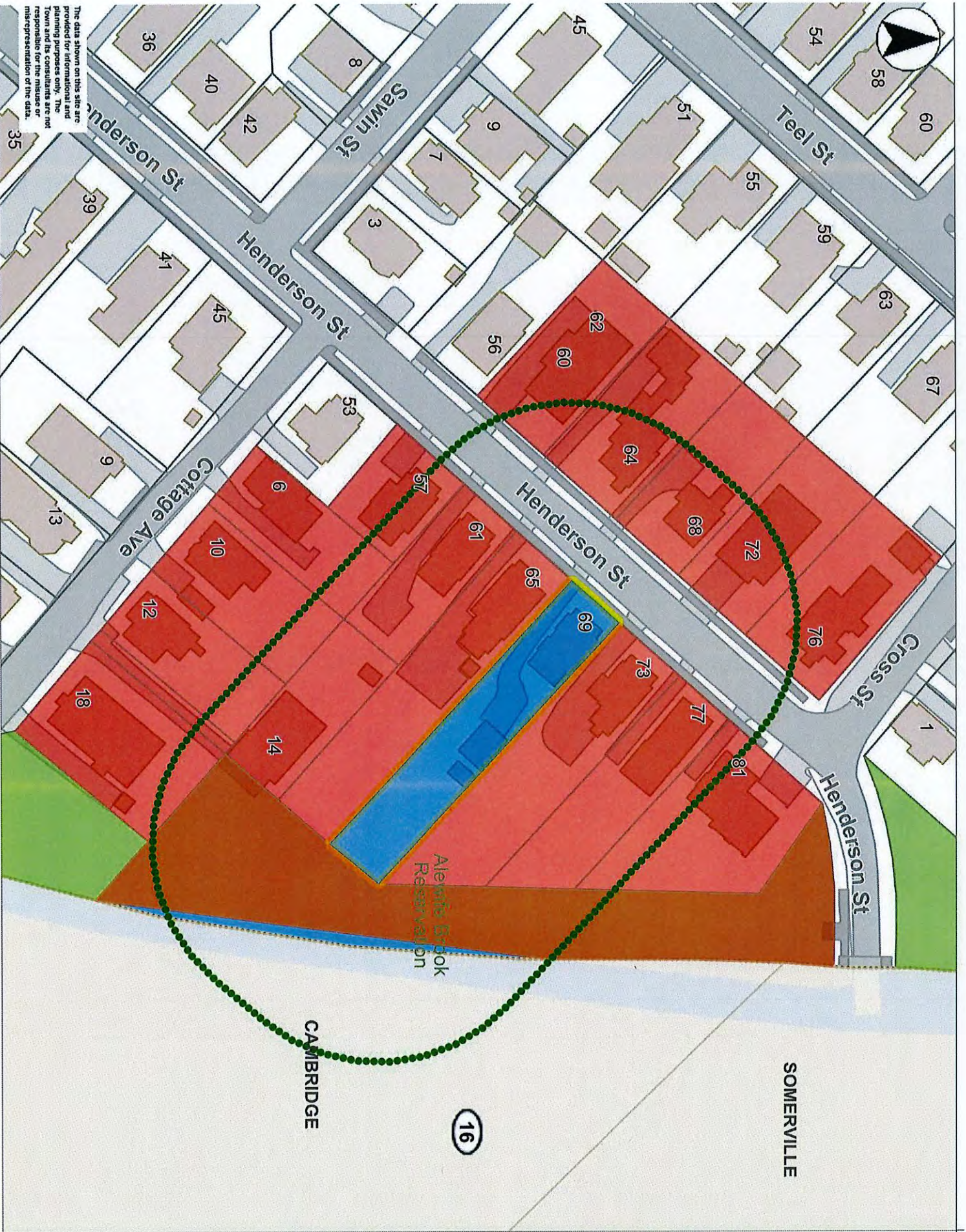
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
24-A-4-60	60 HENDERSON ST UNIT 60	NG CATHERINE & WREN KATHLEEN		60 HENDERSON ST		ARLINGTON	MA	02474
24-A-4-62	62 HENDERSON ST UNIT 62	BRODKIN EMILY M	LORDI MICHAEL G	62 HENDERSON ST		ARLINGTON	MA	02474
23-4-1	57 HENDERSON ST	OLSON DAVID P & EUGENIE S		57 HENDERSON ST		ARLINGTON	MA	02474
23-4-3	6 COTTAGE AVE	WILSON JONATHAN E & KATE		6 COTTAGE AVE		ARLINGTON	MA	02474
23-4-4	10 COTTAGE AVE	GULEN MICHELLE C & ALTAN K		10 COTTAGE AVE		ARLINGTON	MA	02474
23-4-5	12 COTTAGE AVE	GERSHMAN STEPHEN E	HOLZMAN EMILY	12 COTTAGE AVENUE		ARLINGTON	MA	02474
23-4-6	0-LOT COTTAGE AVE	THOMPSON PHILIP R/ANNE K		14 COTTAGE AVE		ARLINGTON	MA	02474
23-4-7	18 COTTAGE AVE	KRANZER ELLEN D		18 COTTAGE AVE		ARLINGTON	MA	02474
24-6-1	0-LOT HENDERSON ST	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG	10 PARK PLZ STE 6620	BOSTON	MA	02116
24-4-1	76 HENDERSON ST	ROJO BRIAN K & MARY L		76 HENDERSON ST		ARLINGTON	MA	02474
24-4-2	72 HENDERSON ST	SEMANAZ CHRISTOHE &	CASSET-SEMANAZ FLORENCE	72 HENDERSON STREET		ARLINGTON	MA	02474
24-4-3	68 HENDERSON ST	PAUKULIS KARENA ETAL/ TRUSTEES	PAUKULIS MULLEN TRUST	68 HENDERSON ST		ARLINGTON	MA	02474
24-4-4	64 HENDERSON ST	ROCKWELL GRAHAM N		64 HENDERSON ST		ARLINGTON	MA	02474
24-5-1	81 HENDERSON ST	DUPEE KARIN A		81 HENDERSON ST		ARLINGTON	MA	02474
24-5-2	77 HENDERSON ST	KESSELMAN JOSEPH J		77 HENDERSON STREET		ARLINGTON	MA	02474
24-5-3	73 HENDERSON ST	RAD-SERECHT ROXANE LARA		73 HENDERSON ST		ARLINGTON	MA	02474
24-5-4	69 HENDERSON ST	SEVERY RYAN & MARTHA		69 HENDERSON ST		ARLINGTON	MA	02474
24-5-5	65 HENDERSON ST	THOMPSON ANNE KINSELLA	THOMPSON PHILIP R	14 COTTAGE AVE		ARLINGTON	MA	02474
24-5-6	61 HENDERSON ST	COULTHARD CHRISTOPHER M	GAYLE LORINDA L	61 HENDERSON ST		ARLINGTON	MA	02474
24-5-7	14 COTTAGE AVE	THOMPSON ANNE KINSELLA	THOMPSON PHILIP R	14 COTTAGE AVENUE		ARLINGTON	MA	02474

Results do not include properties within 100 feet from other towns/ cities (See Attached Map)

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 100 feet.



Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
P: 781.316.3050
E: assessors@town.arlington.ma.us



- Places by Category**
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Recreation - Facilities
 - Recreation - Fields Cc
 - Recreation - Fields Cc
 - Open Space - Conserv
 - Open Space - Minutier
 - Open Space - Labels
 - Open Space
 - Open Space - State, or
 - Open Space - Other Town Own
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Route
 - Abutting Towns
 - Town Boundary
 - Parcels
 - Buildings
 - Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
 - Pavement Markings
 - Impervious Surface - 1
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
 - Roads - For Large Sc
 - Roads - For Small Sc
 - Major Road
 - Local Road
 - Master Plan Base Map
 - Water Line
 - Water Body

100

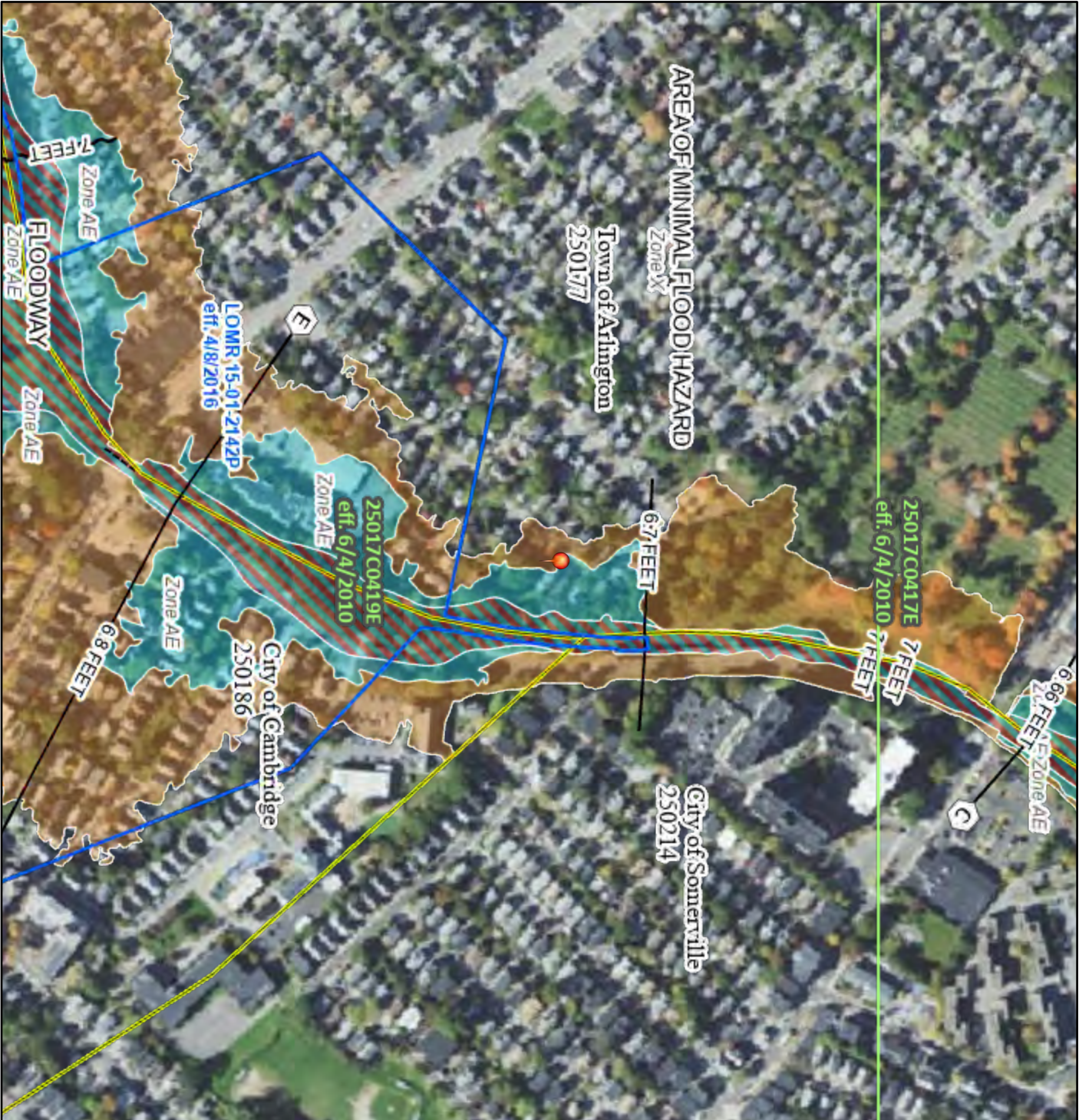
200 ft

Printed on 02/05/2025 at 08:48 AM

National Flood Hazard Layer FIRMette



71°9'26"W 42°24'27"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D	Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD	NO SCREEN
Area of Minimal Flood Hazard Zone X	Area of Minimal Flood Hazard Zone X
Area of Undetermined Flood Hazard Zone D	Area of Undetermined Flood Hazard Zone D
Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

GENERAL STRUCTURES	OTHER AREAS
Cross Sections with 1% Annual Chance Water Surface Elevation	Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect	Coastal Transect
Base Flood Elevation Line (BFE)	Base Flood Elevation Line (BFE)
Limit of Study	Limit of Study
Jurisdiction Boundary	Jurisdiction Boundary
Coastal Transect Baseline	Coastal Transect Baseline
Profile Baseline	Profile Baseline
Hydrographic Feature	Hydrographic Feature

MAP PANELS	OTHER
Digital Data Available	Digital Data Available
No Digital Data Available	No Digital Data Available
Unmapped	Unmapped
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/5/2025 at 5:27 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

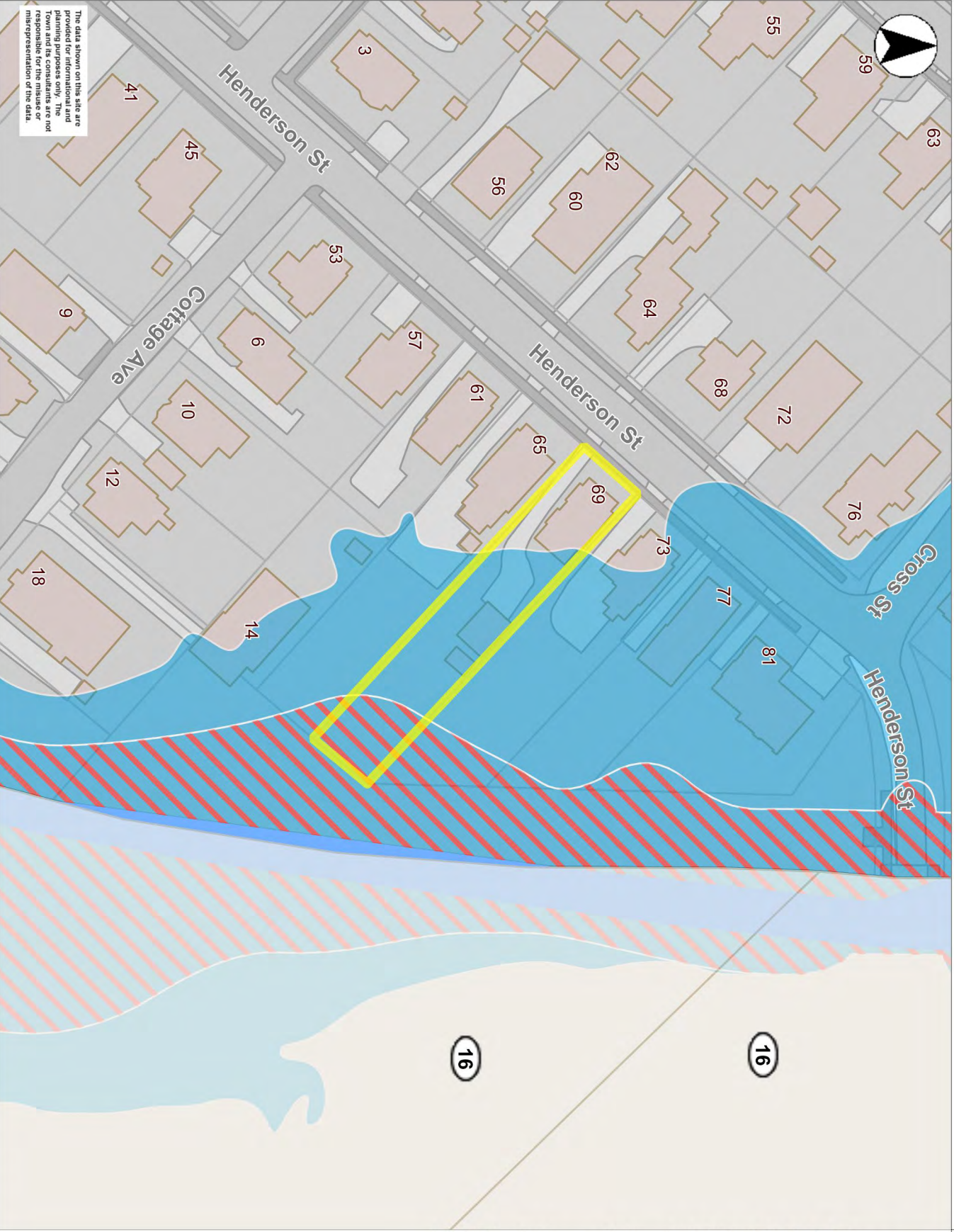
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 90 180 ft

Printed on 02/05/2025 at 12:23 PM

Wetland and Flood GIS Viewer



The data shown on this site are provided for informational and reference purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Abutting Towns

Water Body

Water Line

FEMA 1% - 100 Year Flood

FEMA Floodway

Buildings

Master Plan - Town Bound

Master Plan Base Map - S

Parcels - For Gray Backgr

Highways - White

US Highway

State Highway

Pavement Markings

Impervious Surface - For B

Sidewalk

Street Island

Driveway

Parking Lot

Bike Path

Roads - For Large Scale (t

Roads - For Small Scale (t

Local Road

Master Plan Base Map - M

Master Plan Base Map - W

Master Plan Base Map - W

Town Boundary - Gray Bac

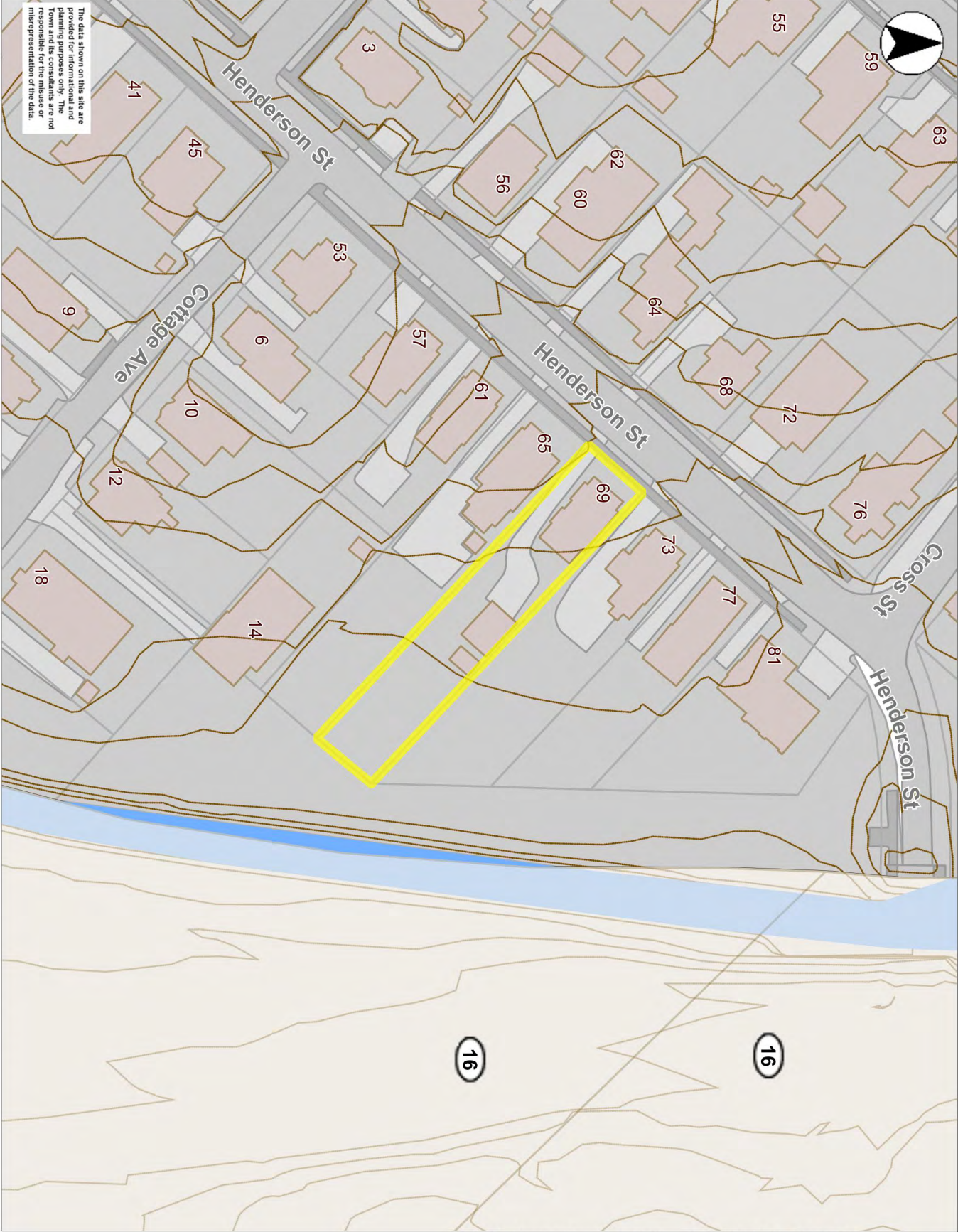


The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

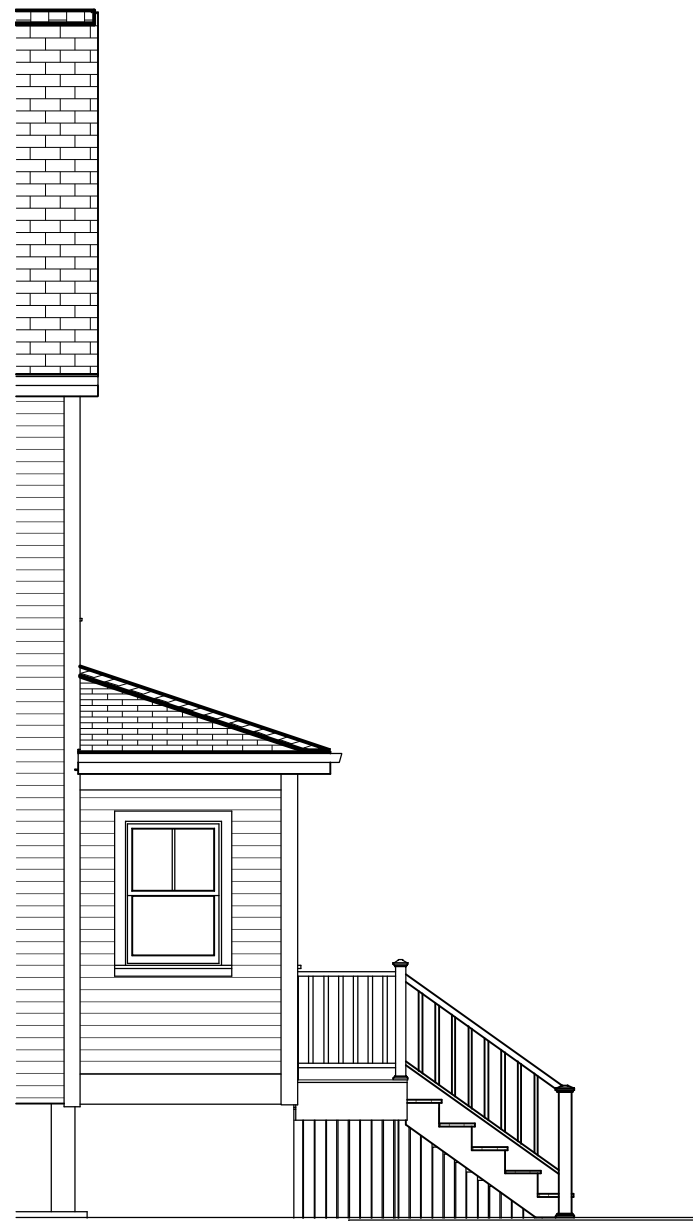
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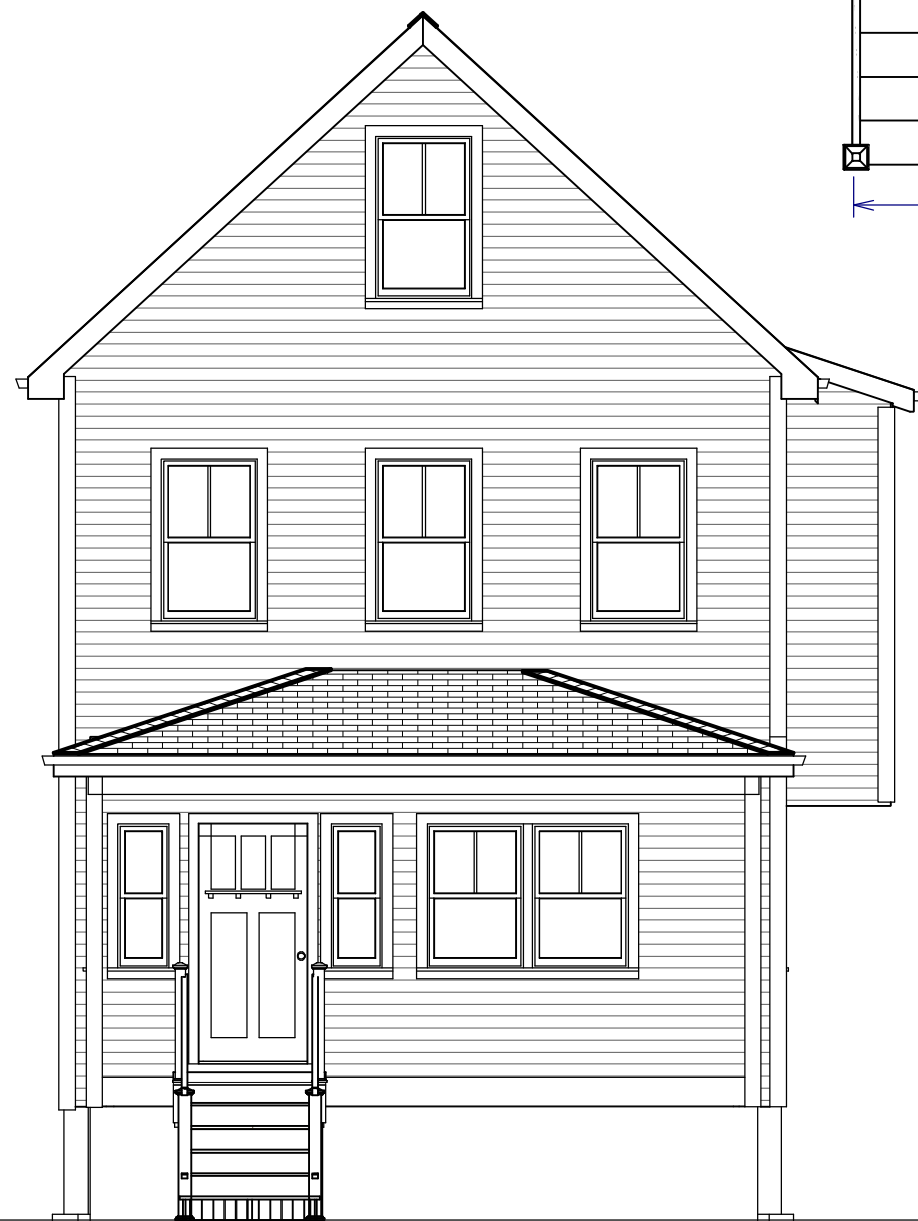
Wetland and Flood GIS Viewer



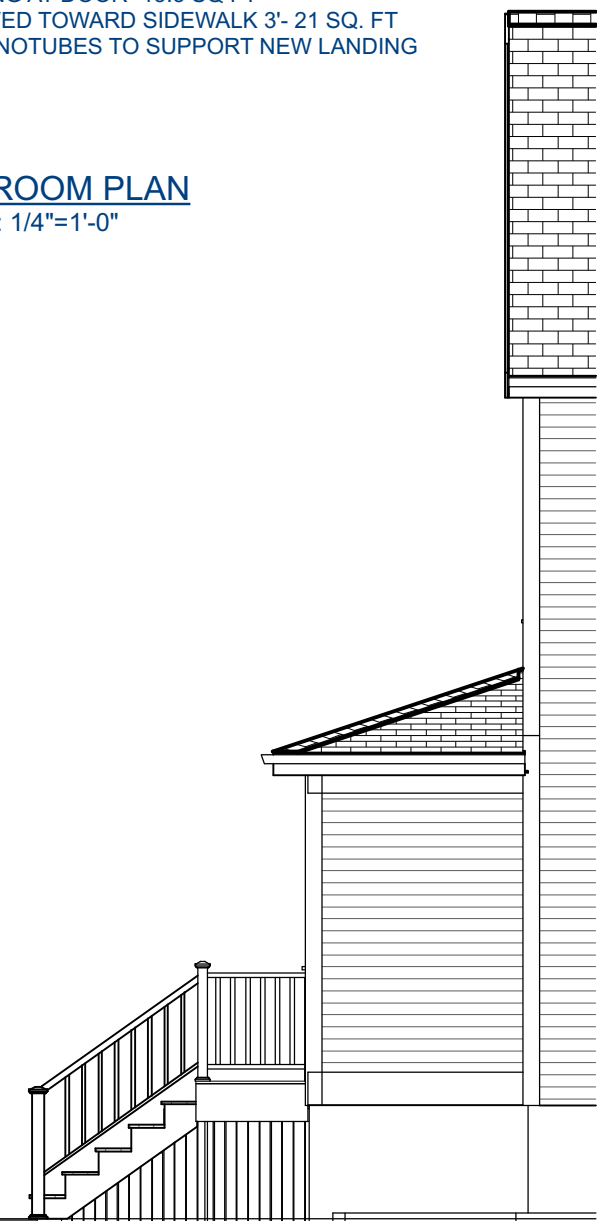
- Abutting Towns
- Water Body
- Water Line
- Elevation Contour (2ft)
- Buildings
- Master Plan - Town Bound
- Master Plan Base Map - S
- Parcels - For Gray Backgr
- Highways - White
- US Highway
- State Highway
- Pavement Markings
- Impervious Surface - For B
- Street
- Driveway
- Parking Lot
- Roads - For Large Scale (t
- Roads - For Small Scale (t
- Major Road
- Local Road
- Master Plan Base Map - M
- Master Plan Base Map - W
- Master Plan Base Map - W
- Town Boundary - Gray Bac



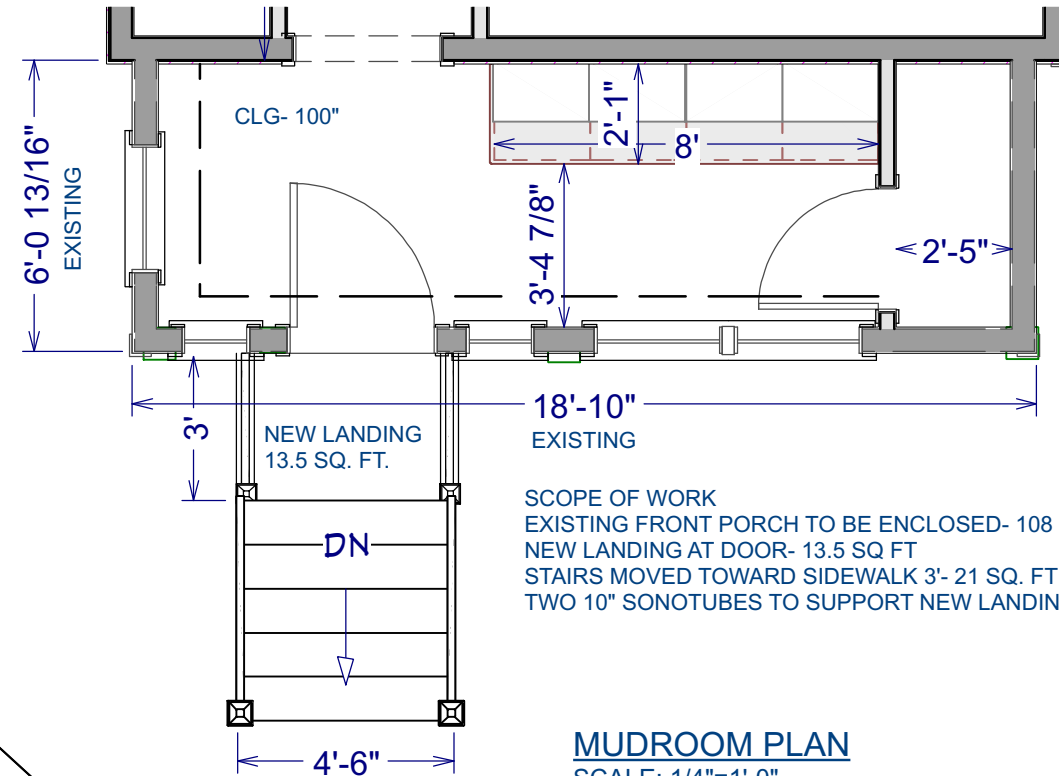
SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0" 80 of 81



SIDE ELEVATION
SCALE: 1/4"=1'-0"



- NOTES:
- 1. LOT SLOPES AWAY LESS THAN 5% ($2\% + 3\%$) / 2 = 2.5%
 - 2. AVERAGE CURB GRADE= $8.27' + 9.77' / 2 = 9.02'$
 - 3. BUILDING HEIGHT = ROOF ELEVATION 43.95' - AVERAGE GRADE CURB LINE 9.02' = 34.93'
 - 4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON GPS OBSERVATIONS.
 - 5. THE TOP OF BANK OF ALEWIFE BROOK WAS LOCATED IN THE FIELD BY AN INSTRUMENT SURVEY BY THE LAND SURVEYOR.
 - 6. ACCORDING TO FLOOD INSURANCE RATE MAP 25017CO419E WITH AN EFFECTIVE DATE OF 6/4/10 A PORTION OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD PLANE AREA ZONE AE AND A PORTION FALLS WITHIN SPECIAL FLOOD PLANE AREA ZONE X.
 - 7. SEE LETTER OF MAP REVISION 15-01-2142P WITH AN EFFECTIVE DATE OF APRIL 8, 2016 WHICH SHOWS A BASE FLOOD ELEVATION OF 6.7'
 - 8. SEE PRELIMINARY REVISED FLOOD INSURANCE RATE MAP 25017CO419F DATED 6/8/23 WHICH SHOWS A BASE FLOOD ELEVATION OF 6.7'

OWNER OF RECORD
MARTHA & RYAN SEVERY
69 HENDERSON STREET
ARLINGTON, MA

DEED REFERENCE
BOOK 73155 PAGE 359

PLAN REFERENCE
GREATER PART OF LOT 63
PLAN BOOK 45 PLAN 4
DATED OCTOBER 1884

TOWN OF ARLINGTON
ASSESSORS MAP 24 BLOCK 5 LOT 4.0

ZONE: R1

ZONING DIMENSIONAL REGULATIONS

REQUIRED:

MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 60'
MINIMUM FRONT SETBACK: 25'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 20'
MAXIMUM LOT COVERAGE: 35% = 2,733 S.F.
MAXIMUM HEIGHT: 2 1/2 STORIES - 35'

EXISTING:

LOT AREA: 7,809 S.F.
LOT FRONTAGE: 40.00'
FRONT SETBACK: 9.7'
SIDE SETBACK: 2.7'
REAR SETBACK: 111.5'
LOT COVERAGE: 1,084 S.F./ 5,240 S.F.= 13.8%
BUILDING HEIGHT: 34.93'
IMPERVIOUS: 2,192 S.F.

PROPOSED:

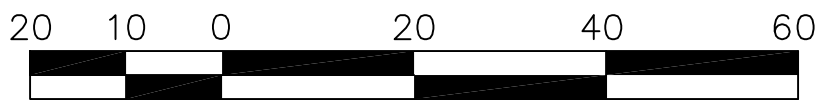
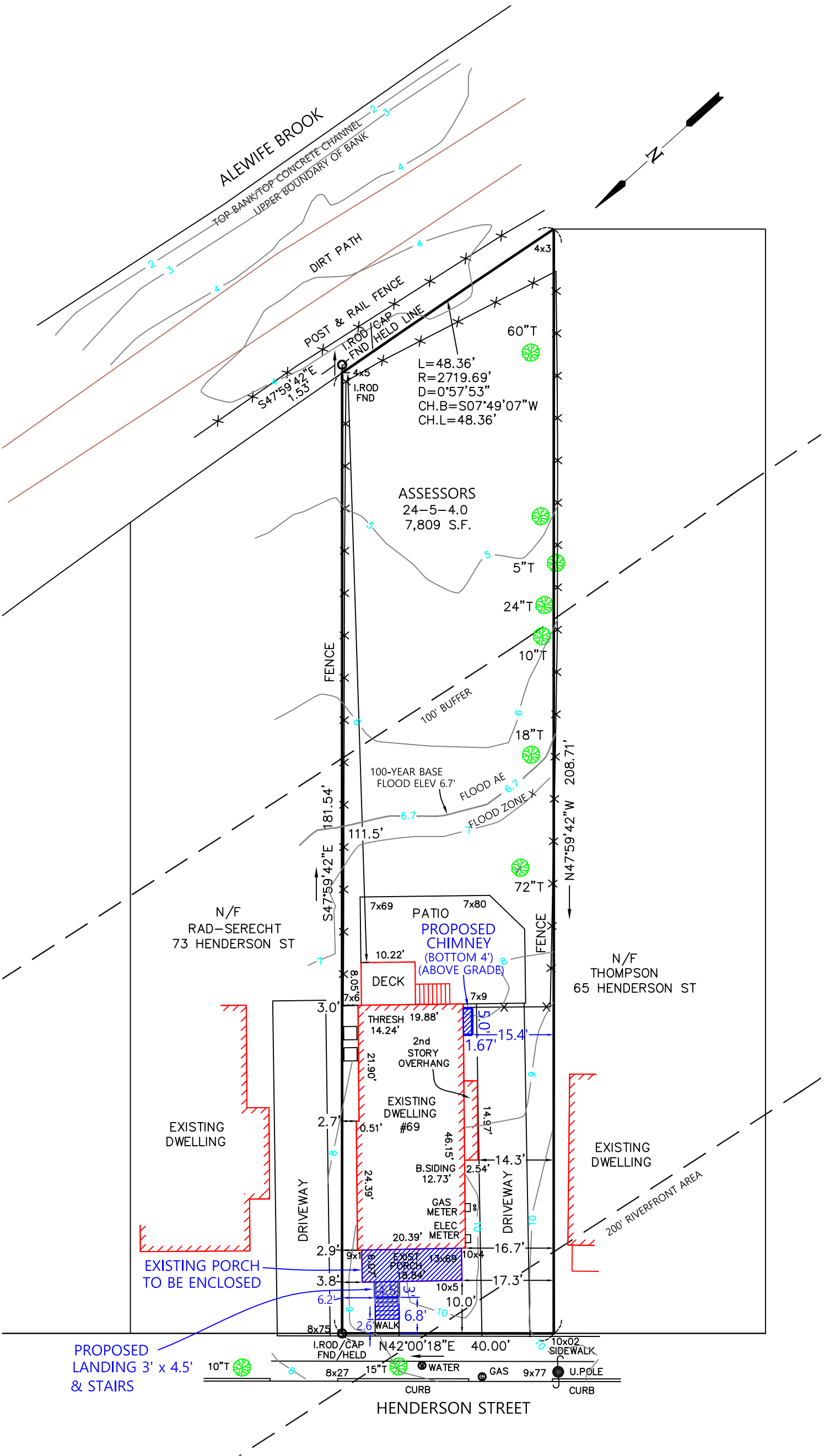
FRONT SETBACK: CHIMNEY 56.4', LANDING 6.8', STAIRS 2.6'
SIDE SETBACK: CHIMNEY 15.4', LANDING 6.2', STAIRS 6.2'
REAR SETBACK: CHIMNEY 122.6'
LOT COVERAGE: 1,084 S.F./ 5,240 S.F.= 13.8%
BUILDING HEIGHT: 34.93'
IMPERVIOUS = 2,178 S.F. (14 S.F. DECREASE)

EXISTING IMPERVIOUS

EXISTING BUILDING 969 S.F.
EXISTING PORCH 114 S.F.
EXISTING DRIVEWAY 564 S.F.
EXISTING PATIO 506 S.F.
EXISTING WALK 26 S.F.
A.C. UNITS 13 S.F.
TOTAL EXISTING IMPERVIOUS 2,192 S.F.

PROPOSED IMPERVIOUS

EXISTING BUILDING 969 S.F.
PROPOSED ENCLOSED PORCH 114 S.F.
EXISTING DRIVEWAY 564 S.F.
EXISTING PATIO 506 S.F.
EXISTING WALK 12 S.F.
A.C. UNITS 13 S.F.
TOTAL PROPOSED IMPERVIOUS 2,178 S.F.



PROPOSED CHIMNEY, ENCLOSED PORCH & LANDING

69 HENDERSON STREET
ASSESSORS MAP 24 BLOCK 5 LOT 4.0
ARLINGTON, MA
PREPARED FOR
RYAN & MARTHA SEVERY

STEPHEN M. MELESCIUC
PROFESSIONAL LAND SURVEYOR #39049

514 GAZEBO CIRCLE
READING, MA 01867
(781) 844-7108

SCALE: 1"= 20' DATE: FEBRUARY 3, 2025